

DESIRABLE



HOMES

**NOW
110
PLANS**



**PLANS
AVAILABLE IN
EITHER FRAME
CONCRETE BLOCK
OR BRICK**



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OUTSIDE U.S.A. \$3.00

GEORGE J. FOSDYKE
STRUCTURAL & CIVIL ENGINEER

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Mike Jackson, FAIA

PREFACE

DESIRABLE HOMES since its first edition in 1947, has continually increased in popularity and is used extensively by Contractors, Tract Developers, Banks, Savings and Loan Associations, Real Estate Firms, Building Supply Dealers, Interior Decorators, etc., as well as numerous individual prospective Home-Owners.

It has always been of great assistance to its users and has saved them time, trouble and money with its many helpful construction "Tips" and "Precautions." The Plans and valuable factual information illustrated in this book are based on the General Engineering Service Company's more than 25 years of practical experience in providing Architectural and Engineering Services.

The purpose of the Author, Geo. J. Fosdyke, is to make available a book that will be of greater practical value than all previous editions. Therefore, this Seventh Edition has been enlarged to include 50 additional plans and Perspective Elevations. In keeping with the present day trend to "Outdoor Living" many of these new plans incorporate this feature.

This new edition of 110 plans includes a number of duplexes and apartment buildings as well as one, two, three and four bedroom homes.

In order to extend the use of these plans to more sections of the country, the Author has included in this Edition a number of practical and helpful suggestions as to the adaptability of these plans to any climatic condition.

The goal in publishing this new Seventh Edition is to present a handy up-to-date reference book filled with valuable Home Builder's data for anyone interested in "DESIRABLE HOMES." Best of luck to you in your home building experience.

GEO. J. FOSDYKE

Structural and Civil Engineer

ADAPTABILITY OF DESIRABLE HOMES PLANS TO VARIOUS CLIMATIC CONDITIONS

The plans illustrated in DESIRABLE HOMES can be made suitable for practically all climatic conditions throughout the country by making a few simple alterations or additions. The chief items to be considered in respect to a particular locality are as follows:

FOUNDATIONS—Must be extended a minimum of 1' - 0" below frost line.

BASEMENTS— In areas where the frost-line is 4' or 5' deep, it is necessary to extend the foundations 1' - 0" below frost-line. It is quite obvious that with a nominal expense the wall can be made a little deeper and a basement constructed. The Home Owner can always use these basement areas as a laundry and for storage facilities. The plans in DESIRABLE HOMES were originally designed for the Southern California area, which has a mild climate and no frost, consequently Desirable Homes Stock Plans do not have basements. Upon request, we will furnish a stock basement plan. It can be used as a guide to help you and your contractor incorporate a basement in the plan you select. You, your Contractor and Building Department can then adapt the stock basement plan to your requirements and it will be up to you to decide whether the stairway to the basement will lead from inside or outside the house.

ROOFS— Where roofs are subject to snowloads, the pitch of the roof should be increased and possibly the sizes of roof rafters slightly increased. (Check with your local Building Department.)

INSULATION— Add insulation to floors, walls and ceilings as recommended by the local Loan Companies or Building Department.

HEATING— Increase of furnace capacities should be based on local requirements with respect to the inside and outside temperature differential.

PUBLIC UTILITIES— Check as to type of available public utilities and provide for furnaces, heaters and appliances accordingly.

DESIRABLE HOMES



by GEO. J. FOSDYKE, Structural & Civil Engineer

Owner of GENERAL ENGINEERING SERVICE CO.,
Los Angeles, California



DISCARDED

Drawings by CARL W. ENGELBRECHT, Architectural Designer

Renderings by FRANK W. JAMISON & OTTO J. KORVER



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- **HORACE S. WILSON**
President—
Southern California Building and Loan Assn.
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THE AUTHOR . . . GEO. J. FOSDYKE — Structural & Civil Engineer

The author, Geo. J. Fosdyke, is the owner of the General Engineering Service Co., an organization which specializes in the preparation of Architectural and Engineering plans for residences, apartments, commercial and industrial buildings and various other architectural and engineering structures.

He was born on May 27, 1903, in Marlin, Texas, of English and German parents. He attended Loyola High School in Los Angeles and the University of Santa Clara at Santa Clara, California, where he was graduated with the degree of Bachelor of Science in Civil Engineering, in 1925. In June, 1930, he became a Registered Civil Engineer in the State of California and shortly thereafter became a Registered Structural Engineer.

In 1930, he became affiliated with the General Engineering Service Co. and some years later became the head of this technical organization. He has had years of experience in the architectural and structural engineering fields and he and his organization have designed several thousand buildings throughout Southern California.

He has frequently been called upon to give expert testimony in lawsuits involving construction and engineering matters. He is well qualified from both the technical and practical standpoint to prepare a volume of this kind. He is a member of the Structural Engineers Association of Southern California.

THIS BOOK – Will help make

Many prospective home owners have consulted the Author, who after numerous conferences with them, has become thoroughly familiar with their individual needs. The next step is to prepare preliminary plans suited to these needs. In the process of designing them, the plans must be worked over several times so as to comply with the special needs of the client, who finally approves them. The working drawings and specifications are then prepared.

The Architects and Engineers, who provide these professional services, must be technically trained and capable of doing architectural design, engineering design, layouts, architectural details, structural details and specifications. These men receive relatively high salaries and as a result the cost of the plans and specifications to the owner is substantial.

This is an unfortunate condition from the home owner's viewpoint, but is true nevertheless. As a result, the Author feels that a complete well prepared set of plans and specifications, which are expensive to produce, can be used by a number of different home owners so that the cost will be shared by a number of clients. In this way, each client receives a high grade product for a nominal fee.

As a parallel, consider the case of the automobile. If one person had to pay for the cost of one custom made car, the cost would be prohibitive, but when one car is produced and thousands and even millions of that one car are sold, the cost to the individual purchaser is relatively low.

If your home is large and pretentious, retain the services of a competent Architect. He will consult with you. You should give him a great deal of detailed information, such, as, the size of your family, present and expected; the location of your lot; the number and size of rooms and the style of architecture you prefer; the type of materials to be used for the walls, either frame and siding, frame and stucco, brick, stone or concrete block. With all this information as a basis, he will prepare a complete set of plans and specifications for you.

If your home is small or medium in size, the services of an Architect will be expensive. Under these conditions, study carefully the plans shown in this book. Undoubtedly, you will find one that suits your needs perfectly. Show this book and the plan you select to your Contractor and from the area of the house, porches and garage, he will be able to give you an approximate cost. If this comes within your budget, order the necessary number of plans, using the order blank in the back of this book.

On the following pages are many suggestions and guides which you should read carefully and thoughtfully so as to better prepare yourself to properly analyze your needs and how to interpret them to obtain the Home of Your Dreams.

Following the text are 110 floor plans and elevations, carefully chosen from several hundred.

The floor areas vary from 576 square feet to 4452 square feet, which does not include porches or garages. All home areas include the exterior walls and bay windows. Porch areas include only areas noted as porches on plans, and include planting space.

All plans in the 100 series contain 1 bedroom.

All plans in the 200 series contain 2 bedrooms.

All plans in the 300 series contain 3 bedrooms.

All plans in the 400 series contain 4 bedrooms.

All plans in the 2000 series are duplexes.

In each series of numbers, the lower the number, the smaller the floor area, the larger the number, the larger the floor area.

EXAMPLES:

Plan No. 201 has 2 bedrooms and has the smallest area, 688 square feet. Plan No. 228, has 2 bedrooms and has the largest area, 1436 square feet.

Stock plans such as those shown in this book, because they are designed without a particular lot in mind, must be drawn for a level lot. So, if your lot is sloping, be sure to take into account the extra grading, filling or extra depth of foundation walls that may be occasioned by the slope of the lot.

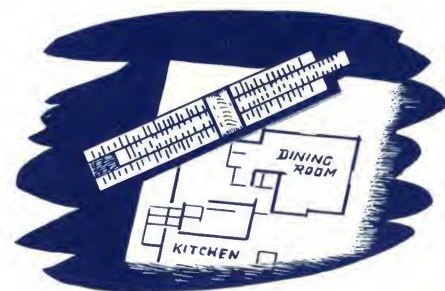
The sizes of rooms shown on the plans are the clear over-all inside dimensions for frame construction. For concrete block or brick construction, the dimensions may vary slightly due to different wall thicknesses.

All structural portions of these homes, namely, foundations, floor joists, girders, studs, and roof construction have been designed by the Author.

The plans of any particular home specify either wood siding or exterior stucco; however, these materials may be used interchangeably.

On some elevations wood siding is shown. Where plans are ordered for concrete block or brick construction, the wood siding is omitted on the plans.

The Contractor in making an accurate estimate of cost must make a quantity survey: that is, he must compute the quantities of all materials from the plans. One of these materials is lumber, sash and doors. He must make a "lumber list" and a "sash and door list," so that these lists may be submitted to the lumber company for a bid. The average Contractor will take about 5 or 6 hours to make these lists for the average small or medium sized home.



YOUR HOME your *Best Investment*



YOUR HOME

A "House" is a shelter consisting of a floor, walls and roof within which human beings exist. Your "Home" is a shelter consisting of a floor, walls and roof within which you and your family enjoy all the love, happiness and affection of each other, plus the deep and appreciative enjoyments of real living, entertainment, social activity and the indulgence of your hobby, be it gardening, painting, wood working, furniture making, leather work, metal work, or collecting antiques, coins or stamps.

YOUR BUDGET

Your income determines how large a home you can afford to own. Your budget must include the cost of the lot, survey, plans and specifications, financing, insurance, construction cost, Contractor's profit, any allowances called for in the specifications such as hardware, electrical fixtures, venetian blinds, or shades, etc. You must also include escrow charges, utility connections, landscaping and various other items.

Your home will probably be the largest single investment you will make in your entire life, therefore, great care should be given to all the aspects and details involved in such an important undertaking. Very few people can pay all cash for their home, consequently, unless you are one of those favored few, you must make a loan to build your home. Loans are obtainable from various sources: banks, building and loan associations, insurance companies and private individuals. They determine the size of the loan by your income, your estimated future ability to pay, your age and the appraised value of the lot and home.

Practically all home loans are of the amortized type, that is, the loan is completely paid off in a period of 10, 15, 20 or 25 years. Monthly payments are made which include payments of interest, principal, taxes and insurance.

Most lending institutions use the following as a guide:

1. Total cost of your home should not exceed $2\frac{1}{2}$ to 3 times your yearly income.
2. Your monthly payments should not exceed 20% to 25% of your monthly income.
3. The cost of the lot should be between 15% and 25% of the entire cost.

YOUR LOT

The selection of your lot will have a pronounced effect upon the value of the entire improvement and upon the enjoyment of your new home by you and your family.

Consider the following:

1. Is it easily accessible to stores, schools, churches, and a community shopping center?
2. Is adequate transportation available by bus or street car?



3. Can your children walk to school without crossing busy streets, if not, are crossing guards in attendance, or must you take your children to school?
4. Is it in a new, growing district or in an old district where all the homes are 15 or 20 years old? In a new district, surrounded by new homes, your new home will be in keeping with the others and you will obtain a high appraisal value. If a new home is built in an old district, the older buildings will pull down the appraised value of your new home.
5. Are all public utilities installed, water, gas, electricity, sewers, and storm drains?



6. How is the property zoned? Is the zoning in keeping with your needs? If you want to rent a room, keep a dog, raise chickens or rabbits, can you do so under the zoning restrictions? Keep in mind if zoning allows you to keep chickens, so may your neighbor, and you may not appreciate his roosters crowing under your bedroom window at 5 A. M. on a Sunday morning.

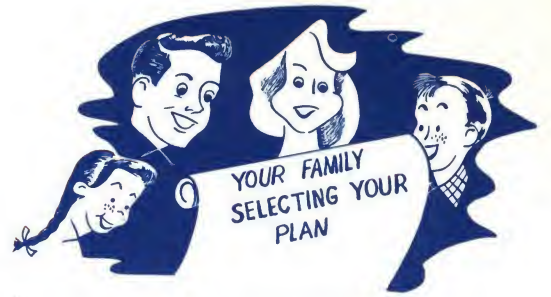
7. Is the property hillside? If so, be prepared for an increase in the cost of your home of from 10% to 25%, depending upon the amount of slope, the type of soil, and the accessibility of the lot from the street for depositing building materials on the lot. If hillside, the appraised value will be less. There may also be additional engineering required for the design of reinforced concrete retaining walls.



8. Your income determines the cost of your home. Select a lot so that your home will be in keeping with other homes in the neighborhood. If your home is much larger or much smaller than those surrounding it and if you wish to sell it, you will have much greater difficulty in disposing of it. Lending institutions take this into account and thus their appraisals are effected.
9. Is the lot close to other property zoned for commercial or industrial uses that might be objectionable?
10. Is there fill on the lot? If so, the cost of your foundations will be greater than normal.
11. Investigate deed restrictions. Good deed restrictions are an asset to the property. Bad deed restrictions may make you decide not to purchase the property.
12. Is property located so as to drain properly? You don't want a small lake on your lot every time it rains.



13. Is the ground water level high enough to be objectionable?
14. Are streets in good condition, are there street lights, sidewalks and curbs?
15. Is the lot located on a heavily traveled street or next to a traffic artery? If so, you may be disturbed by traffic noises and lack of parking space at the curb for your guests.



HOW TO SELECT YOUR PLAN

Let us assume you have determined from your salary the maximum price you can pay for your home. From this amount, deduct the cost of your lot. The remainder is the amount available for the building of your home and incidentals. Talk to your banker, or savings and loan official, he will assist you in approximating the cost of incidentals. Deduct this sum, the amount remaining is available for constructing your home.

One of the most important decisions in your life is the proper selection of your floor plan. Stop and realize that you are selecting the plan of your home where you may spend the remainder of your life. A mistake made now can plague you for years to come. Give due consideration to the following.

1. The present size of your family determines the required size of living room and number of bedrooms.
2. Do you expect any additions to your family now or within the foreseeable future? If so, is the floor plan adaptable for the addition of another bedroom and bath? Many of the plans in this book can be utilized in this way.
3. Do you like to eat in the kitchen, in the breakfast nook, or are you more formal and prefer a dining room or dining alcove?
4. What about your hobbies? Do you like to give parties, is your floor plan adaptable? Do you like to read, need a library, is there a den suitable for use as a library? Do you have any other hobby that needs special consideration?
5. Do you prefer a bath tub or shower?
6. When selecting a plan from this book, note the width and depth of the home, consult your Building Department as to the required front, side, and rear yards, then be sure that your lot is wide enough and deep enough to accommodate your home, plus the required yards and driveways.

Consult your Contractor, he can tell you the approximate current cost of construction per square foot for your home, porches and garage. Select a plan that appeals to you and meets your requirements, estimate its approximate cost on a square foot basis and if it comes within your budget, that is YOUR PLAN. If the estimated cost is too high, select another plan of smaller area that meets your needs and comes within your budget.



ARCHITECTURAL DESIGN

The homes in this book are primarily of the traditional type of architecture. However for those with more modern tastes, other attractive plans are included with contemporary elevations.

The conservative type of home will rate a higher loan value because more people prefer that type of home to one of the extremist design. Lending institutions take this into account and therefore make larger loans on homes of conservative design, whether traditional or modern.

These homes comprising a floor plan and elevation have been carefully designed architecturally so as to provide easy access from room to room and yet have a pleasing elevation. You will note the hall space is extremely small relative to the total area of the home. This means that for any home of a given floor area, the rooms are larger.

By careful planning, an exceptionally large number of closets have been provided. This adds greatly to the utility and livableness of the home. The room sizes have been laid out so as to accommodate standard rug sizes. Ample wall space is provided for furniture.

ECONOMY OF DESIGN

A square home is the most economical to build; however, this gives a boxy appearance. Economy is sacrificed in only a small degree by making the home rectangular. By avoiding unusual shapes of floor plans such as those having an L, T, or U shape, a reasonable degree of economy is assured.

The homes in this book have been designed so as to utilize standard lengths of lumber wherever possible, thereby making it unnecessary to cut off large pieces of lumber and wasting it. Economy has been incorporated in many other ways into these plans without sacrificing utility or beauty.

PLANS AND SPECIFICATIONS

It is very important that your plans and specifications be accurate and complete. It is evident that a Contractor can make an accurate estimate of the labor and materials in a home if the plans and specifications are complete. He is then able to be quite close in his estimates of

quantities and can therefore determine the cost of the job very accurately.

If the plans and specifications are poorly done and filled with inaccuracies and ambiguities, it is impossible for the Contractor to estimate the quantities of material and labor closely. As a result, he must add to his estimate an additional sum to take care of contingencies, thereby increasing the final contract price. Well prepared plans and specifications can easily save the owner their cost or more, when the final contract price is determined.

Inasmuch as the plans and specifications of homes shown in this book are "Stock," the individual tastes of each home owner regarding finishes, etc., cannot be consulted, consequently, the specifications provided are "Stock Specifications." You, with the help of your Contractor, must fill in certain portions of the specifications regarding finishes, equipment, etc.

PLOT PLAN

Each set of plans offered for sale in the back of this book, contains a plot plan, which shows the lot line and the location of your home on the lot. All the dimensions giving the set-back and distances from your home to the various lot lines are left blank.

You must check with your Building Department and the F.H.A. (if you have an F.H.A. insured loan), to find out these required minimum dimensions, then mark these dimensions on the plot plan.

YOUR CONTRACTOR

If you have had considerable construction experience, then you are undoubtedly capable of building your own home. But if not . . . DON'T UNDERTAKE IT. An inexperienced builder can make numerous expensive mistakes and he doesn't know the legitimate short cuts in construction that the experienced builder does.

In selecting your Contractor consider the following:

1. If your state has a Contractors' Licensing Law, check with the Contractors' Licensing Board and see that he has a State Contractor's License.
2. Require his financial statement and check with his bank as to financial responsibility.
3. Obtain the names of several of his recent clients, talk to them regarding their relations with the Contractor and carefully examine the homes he has built.
4. Require a letter from his insurance company certifying that your job is adequately protected because he carries the following insurance policies:
 - (a) Public Liability
 - (b) Property Damage
 - (c) Workmen's Compensation



Be sure that you know exactly what the plans and specifications call for. Examine the contract carefully, then both you and the Contractor should sign 2 copies of the contract, the plans and the specifications, and each of you should retain one copy for your records.

Remember you are entitled to that which the plans and specifications call for and no

more. If the plans call for the foundation to extend one foot into the ground and it is necessary to go two feet deep because of fill, the Contractor is entitled to extra payment for the additional concrete work.

Try to anticipate everything before you start and **AVOID EXTRAS**, otherwise, if you are financing your home to the limit and numerous extras occur, you will find yourself in a bad financial situation.

The contract price is customarily divided into five equal payments, due as follows:

1. When foundation is completed.
2. When roof is on.
3. When plastering is completed.
4. When home is completed.
5. Thirty-five (35) days after Notice of Completion is filed.

FINANCING AND F. H. A.

When you have obtained your plans and specifications and a bid from your Contractor, apply to the lending agency you select; your bank, building and loan association, insurance company or private lending agency. They will have one of their experts consult with you and work out to your mutual benefit, a satisfactory amortized loan.

The Federal Government has established an agency, the Federal Housing Administration, whose function is to guarantee lending institutions against loss when certain conditions are fulfilled. The F.H.A. does not make loans, it insures loans. When you obtain an F.H.A. insured loan, you will undoubtedly obtain a larger loan than the lending institution would otherwise grant.

A home which has an F.H.A. insured loan has a higher sales value, because the general public knows that F.H.A. is very rigid in its requirements, that they carefully scrutinize the plans and inspect the building as it is being constructed. All these things assure any future purchaser that the home was carefully and soundly built and guarantees inherent value. It is to your advantage to have an F.H.A. insured loan.

All plans offered for sale in the back of this book are guaranteed to comply with F.H.A. requirements, the Uniform Building Code, and the County and City of Los Angeles Building Departments.

LEGAL ASPECTS

1. When you purchase your lot, remember a verbal agreement is not binding, you cannot hold the seller or his agent, the real estate broker, to the sale of a lot unless the agreement is in writing. When you make a deposit, be sure that your receipt gives an adequate legal description, the purchase price and other terms of the sale. Your receipt should state that the purchase is contingent upon your being satisfied with any and all deed restrictions and that you shall be satisfied regarding filled ground. You should then check for filled ground, keeping in mind, that filled ground requires more concrete and increases the cost of your home.
2. Require that you be given a reference to the original granting deed, then look it up and examine it carefully for specific reservations, exceptions, restrictions, rights of way, etc., that affect the property. There may be some restriction that would make you decide not to buy that lot. Require that the seller furnish at his expense, a title guarantee to the property that you are purchasing.



3. Be sure that neither you nor anyone working for you, burns off weeds, tears down fences, cuts down trees, excavates for foundations or does **ANY WORK WHATSOEVER** on the property until you have been notified in writing by your lending institution that the loan has been recorded. Your lending institution requires that this be done because the person doing work on the property before the loan is recorded has a lien right prior to that of the lending institution. If you did this prior work, it would take from 60 to 120 days before a new valid loan could be made.
4. When your home is finished, you should record a "Notice of Completion," then make your final payment on the contract 35 days after it has been recorded. This means that no subcontractor or a material dealer can file a lien against your property because his lien right expires 30 days after the "Notice of Completion" is filed.

BUILDING DEPARTMENTS

Most cities have a Building Department whose function is to check the plans presented, issue a building permit and inspect the work as it progresses.

The building ordinances are primarily concerned with public health, public fire protection and structural safety of buildings.

Public health includes the zoning ordinances which prohibit objectionable uses of buildings in certain areas, requires certain set-backs from the streets, side yards for light and ventilation and a host of other points that have a bearing on public health.

Under public fire protection the City may establish Fire Districts in which only buildings with masonry exterior walls may be built. This is done to restrict the spread of fires.

The Structural Safety of a building is obviously of vital importance. The physical safety of all the occupants is dependent upon the proper structural design and construction of the building.

Consequently, the building laws cover these three major divisions of public safety. When plans are filed to obtain a building permit, the Building Department carefully checks the plans to see that all the laws are complied with, before issuing a building permit. The City Building Inspector then visits the job periodically as it progresses, to be sure that it is built in conformity with the plans.

The Building Department is your Department, it is paid for by your tax dollars, and by your building permit fees, it was inaugurated for your safety. It is run for your benefit to see that you and the rest of the public are properly protected. Give the Building Department your fullest cooperation.

INSURANCE

Before construction is begun, you should take out a Standard Fire Insurance Policy to which is attached a "Course of Construction" clause. This protects you against loss by fire during the construction of the building. The insurance premium is somewhat lower than that for a policy on an older building because the fire hazard is less.

It is customary for you, the Owner, to take out this policy rather than the Contractor because in the long run it is cheaper.

TIPS FOR HOME BUILDERS SURVEY

You should have your property surveyed by a Registered Civil Engineer or a Licensed Land Surveyor because:

1. You should know where your property lines are, you may wish to place the side or the rear of your garage on a property line. You may want to build



fences on your lines. If you do these things without a survey and you build over your property line on your neighbor's lot, it can be most embarrassing and expensive. There have even been cases where an entire building, through error, was built on the wrong lot.

2. If your property isn't level, be sure and have your Surveyor determine elevations and put them on the survey map. From this information your Contractor will be able to calculate the amount of cut or fill he must make.

TREES

There may be attractive trees on your lot. They are valuable, because of the air of beauty, luxuriousness, stability and permanence that they give to the completed home. Try and locate your home on the lot so as to retain as many trees as possible.

FOUNDATIONS

Any chain is only as strong as its weakest link. As the Bible says, "If a man builds his house upon the sand; and the rain descended and the floods came and the winds blew and beat upon the house, and it fell, and the ruin of the house was great."

The foundation supporting your home is the most important part of the building, it must be wide enough and must extend deep enough into the ground to distribute the weight of the building and contents over a sufficient area of soil, so that soil will carry the weight without compressing and settling. The foundations shown on the plans offered for sale in the back of this book, are adequate for ordinarily soils that are not fill. If the soil looks soft or spongy, ask your City Building Inspector or Contractor, whether or not, you should make your foundations larger than those shown on the plan. All foundations must be carried below frost line.

In any continuous foundation under a wall, you should place 2—1/2" round steel reinforcing bars longitudinally, 3" above the bottom of the footing under the center of the concrete foundation wall above. If there happens to be a soft spot of soil under your foundation, the concrete foundation wall, the concrete foundation and the reinforcing steel will act as a reinforced concrete beam to carry the weight over the poor soil. These "Stock Plans" do not specify these reinforcing bars because most Building Codes do not require them and you may decide that you don't wish to spend this extra money.

If there is filled ground on your lot, don't construct the normal foundation, if you do, it will surely settle and crack. Some Building Departments allow you to widen your foundations to spread the load. This is known as a "Floating Foundation" because it floats the building on top of the fill, "Floating Foundations" are dangerous, they are a distinct gamble, because if the fill is uneven in depth, certain portions of the building will settle more than other portions and a cracked building will result.



Caution: Use a "Floating Foundation" at your own risk.

In the early days of its existence, F.H.A. permitted "Floating Foundations," but after several cracked buildings resulted, F.H.A. decided they were not going to insure any more loans for constructing "Floating Foundations." Now, F.H.A. requires that foundations be carried down through fill and must bear on solid original ground.

Experience has shown that if the fill is not over 4' deep, that it is economical to carry the foundations through the fill. For greater depths it is more economical to drill piers through the fill, and bell out the bottom for a larger bearing area. Across the top of these piers are constructed reinforced concrete beams on which your home rests. This pier and beam construction requires that you retain a Structural Engineer who will make the necessary designs and prepare the plans for this work. Obtain his advice on all problems concerning filled ground.

CONCRETE FLOORS

If you decide on concrete floors for your home, be very, very sure that your Contractor does a first class job of waterproofing them. Plans offered for sale in the back of this book, that call for concrete floors, show a detail of how this waterproofing is done.

There are two methods in general use for waterproofing concrete floors, the first method is the more expensive.

1. Pour a 3" concrete slab, lay membrane waterproofing then pour a 3" concrete slab and finish with a steel trowel.
2. Spray hot asphalt on grade, lay 1 layer of 15-lb.

building paper, solid mop with hot asphalt, apply 1 additional layer of 15-lb. building paper, solid mop with hot asphalt and pour a 4" concrete slab and finish with a steel trowel.

PLUMBING

The plumbing recommendations that follow will cost a few extra dollars, but will materially increase the livability of your home.

1. Where average pressure is over 85 lbs. per square inch, use a pressure regulator to cut down city water pressure so the water does not flow through the pipes too fast, which causes vibration and noise.
2. Use a minimum water line of 1".
3. Use air chambers on all water outlets.
4. Provide T head for installation of sprinkler system, if any.
5. Provide shut off valve.
6. All waste lines should be 2" minimum except toilet which is 4".
7. Use soil pipe on all waste lines.
8. Use cast iron soil pipe for waste line to street, do not use terra cotta.
9. Use high grade plumbing fixtures, valves, etc.
10. Use a minimum of 20 gal. heater with 2 in family. Get the better grade water heater as the "recovery" is more rapid. The "floater" type water heater is desirable.
11. Do not use a lead water pan under shower unless coated with tar. Suggest using "compotite" pans or a tar type pan under the tile in shower. At shower drains, very often there are leaks in the tile around the drain. This water gets into and around the wood floor framing and causes rot and there is no way of draining off this water. To avoid this use a sub-drain.

ELECTRIC WIRING

A few good wiring hints follow:

1. Absolute minimum of No. 14 wire should be used, No. 12 wire is required for convenience outlet circuits. Range and heater outlets require larger wire (See your electrician).
2. Use a 3-way switch, this gives light ahead and behind, then you are always walking in the light.
3. Switches—a cheap switch costs about 30c and is good for 25,000 operations; a heavier switch costs 50c and will last 4 times as long; a mercury switch costs from \$1.00 to \$1.50 and lasts even longer. So use your own judgment. Obviously the most expensive switches are cheaper in the long run.

HEATING AND VENTILATING

A few recommendations follow:

1. Have a bathroom heater.
2. Never use a gas heating appliance that does not have a vent.
3. In the last few years there has been a definite trend towards the use of built-in Wall Heaters which fit between studs. Besides gaining more floor space and avoiding the cutting of joists or carpets, these Wall Heaters afford new advantages in ease of installation plus enhanced safety and economy in operation.
4. Under recently revised American Gas Association requirements, Wall Heaters, meeting these revised AGA specifications are now referred to as "Recessed Heaters" and are AGA approved as Central Heating Units.
5. Some of the more modern Recessed Heaters include "Secondary Heat Exchangers" as an integral part of the unit. This is a special duct which traps and salvages a portion of the warm air that was formerly dissipated thru the vent. Instead, this previously lost heat is directed into the room by means of an auxiliary register. Approximately 25% more warm air is put in circulation at no extra operating cost by means of this new, efficient and economical method of heat conservation.
6. Thermostats are desirable because they automatically turn "on" and "off" gas and electric Central Heating Units. They also maintain pre-determined, manually set, desired room temperature. This results in the easiest automatic method of even temperature comfort and fuel economy. Extreme care should be used in the location of the thermostat. Thermostat manufacturers carefully select and train factory authorized dealers to advise you on thermostat installation.
7. Steam Radiators should be placed under the windows.

PAINTING EXTERIOR PLASTER

You may decide to use exterior stucco, if so, the color is an integral part of the final coat.

However, on the exterior you may prefer the regular gray plaster, brush coated. It is very important that only paints or brush coats manufactured by reputable firms be used, these materials should be delivered on the job in the original containers.

Beware of the painter who uses "his own" first class exterior stucco paint to save you or himself a few dollars. If he uses a mixture of lime, tallow and color, you are in for trouble because later when a new paint job is needed, the new paint will not adhere to the old surface because of the tallow. You will then be faced with an expensive sand blasting job to remove the old paint before the new paint can be applied.

To preserve the exterior plaster, paint it every three years. This prevents moisture from being absorbed into the plaster.

SUMMARY

Give careful consideration to the following:

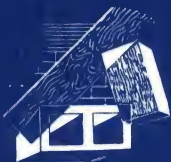
1. Your budget which will determine the cost of the home you can afford.
2. Selection of your lot.
3. Selection of your plan according to the size of your family, its requirements and tastes.
4. Advantage of Stock Plans for small and medium sized homes.
5. Selection of a reliable Contractor.
6. Obtaining a financing plan that meets your particular needs.
7. Protecting yourself legally.
8. Taking out a fire insurance policy.

CONCLUSION

Your home will probably be the largest single investment in your entire life. If properly carried out by following the suggestions in the preceding pages, it is a thrilling experience culminating in the ideal HOME OF YOUR DREAMS.

Geo. J. Fosdyke
Structural Engineer

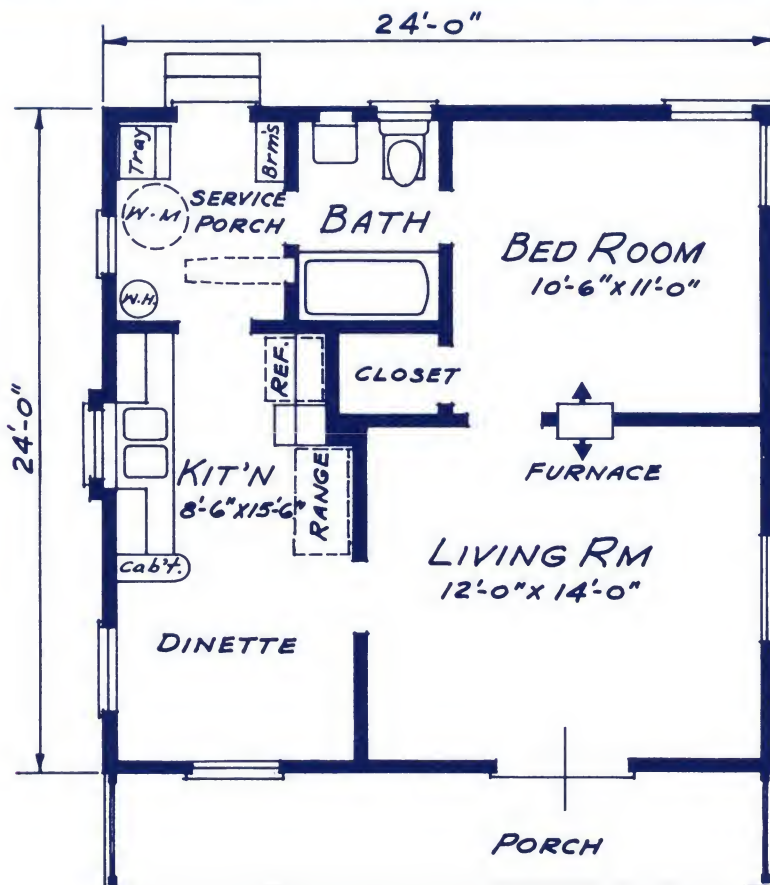
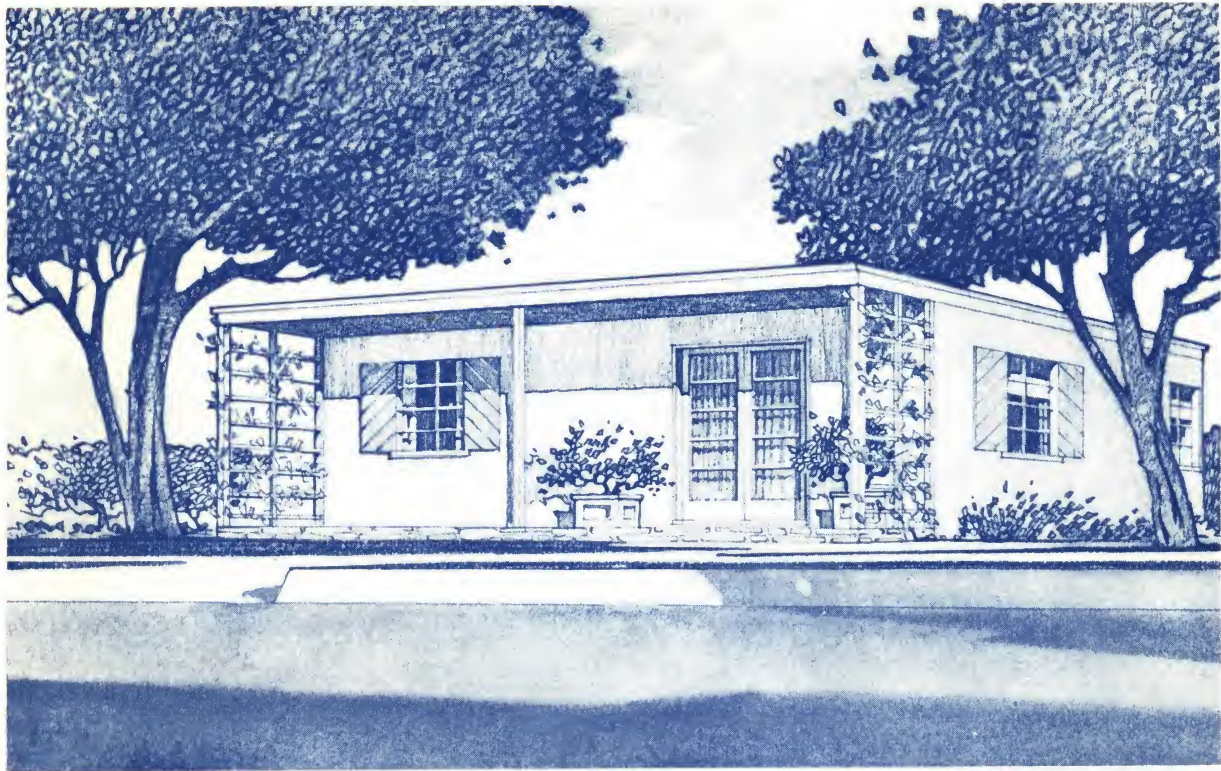
Stock Plans are available in Frame, Concrete Block, or Brick Construction.



3 sets of
Specifications
Furnished
with each
3 sets of
Plans

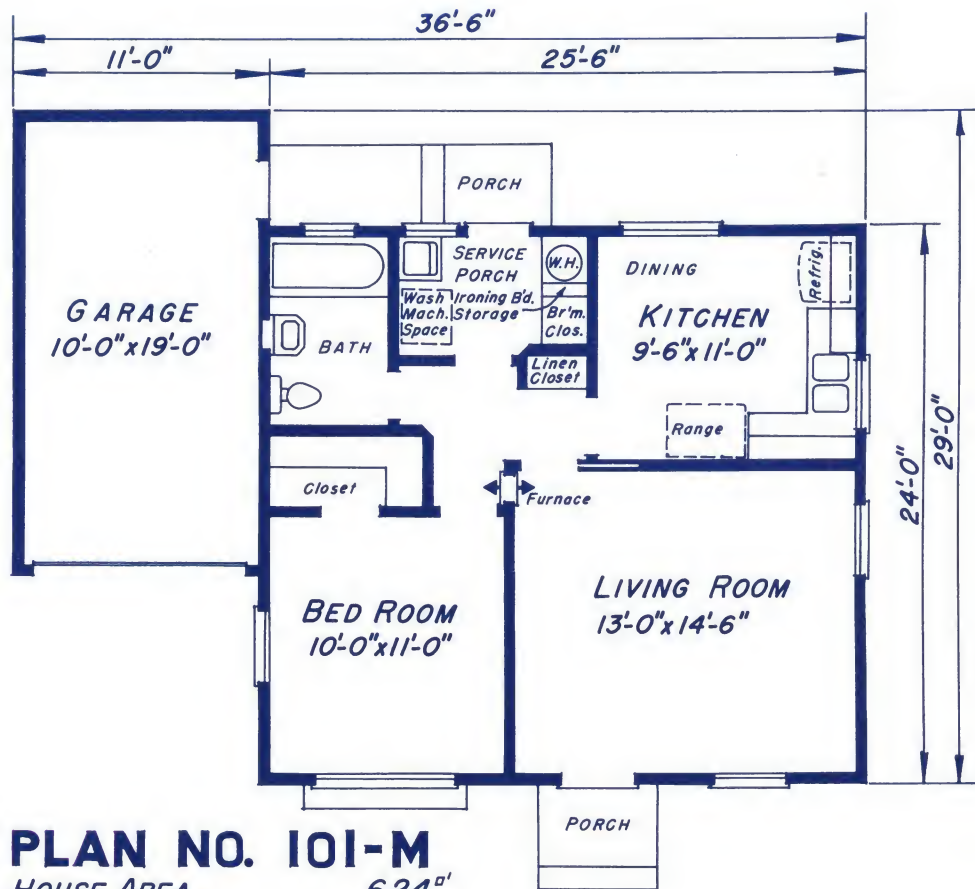


Guaranteed To Pass FHA-VA And Your Local Building Department.



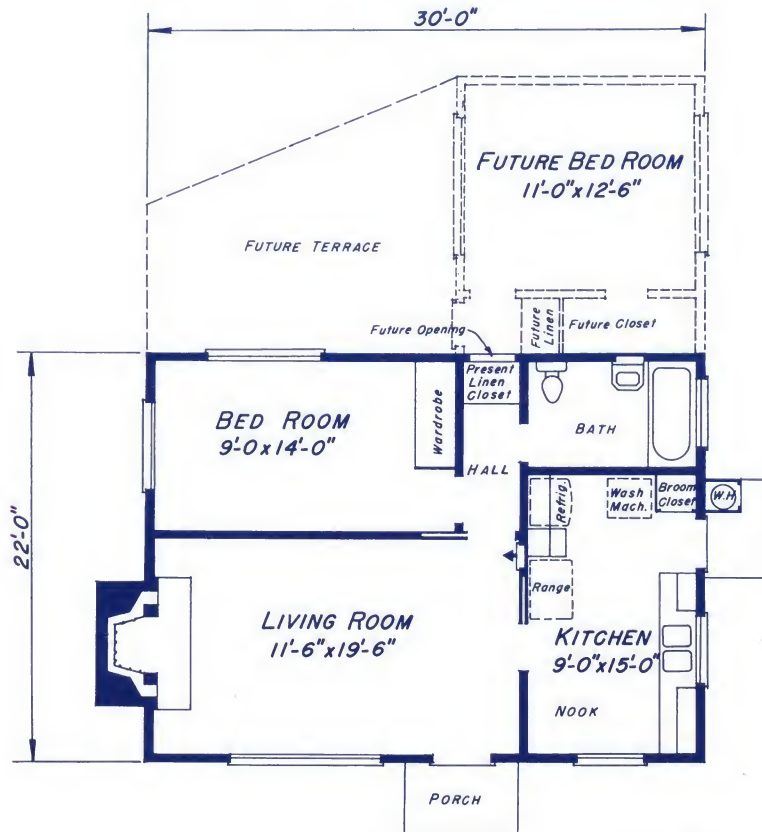
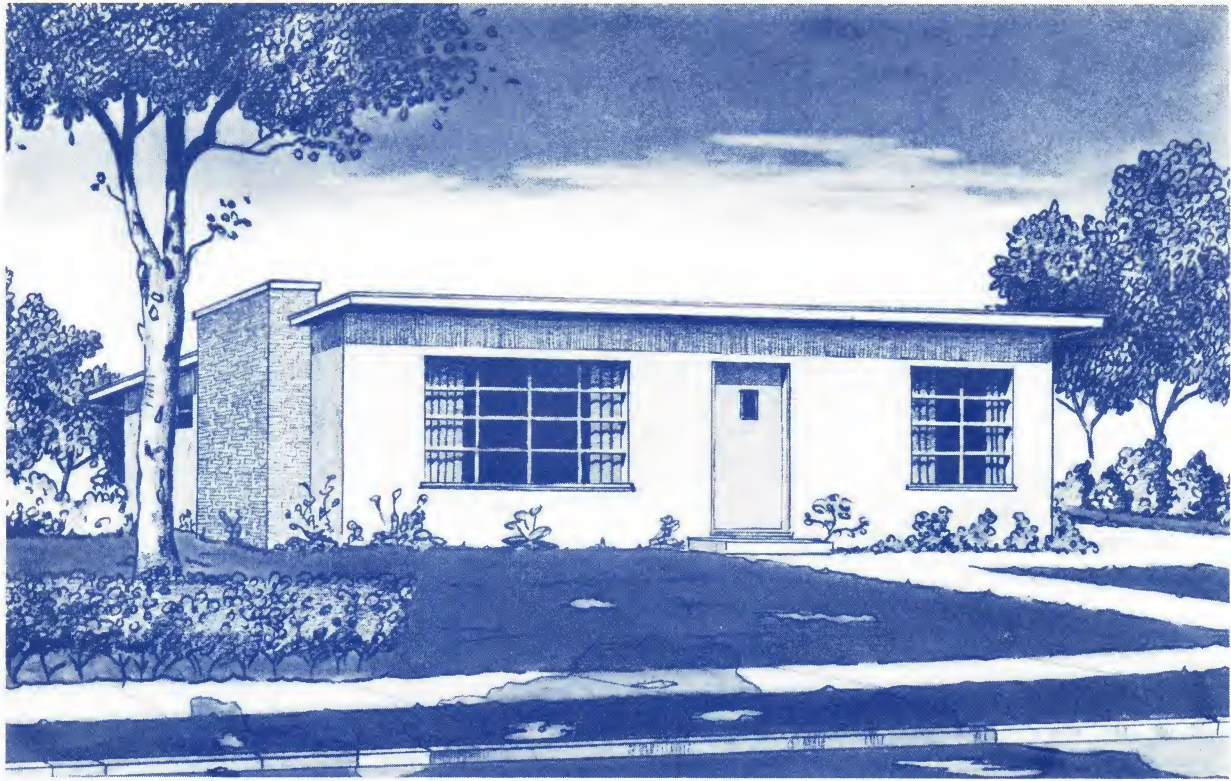
PLAN NO. 101

HOUSE AREA = 576^{sq} ft
 PORCH AREA = 96^{sq} ft

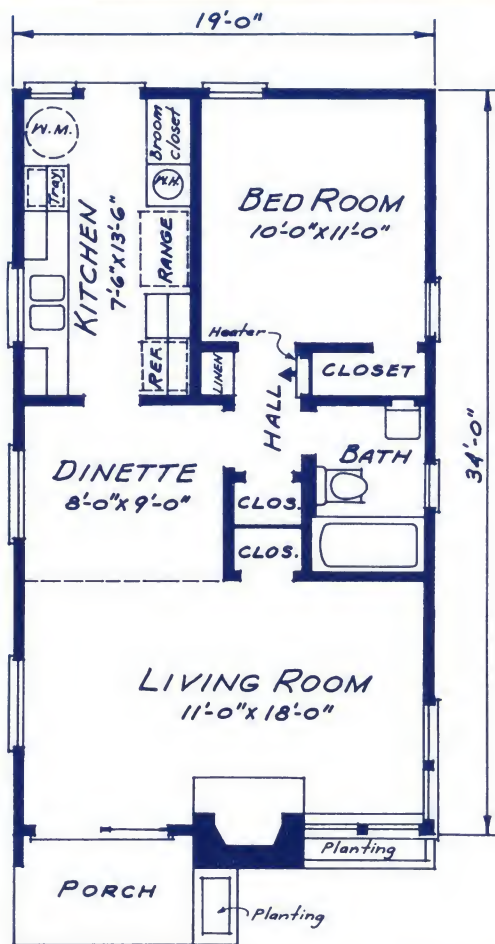
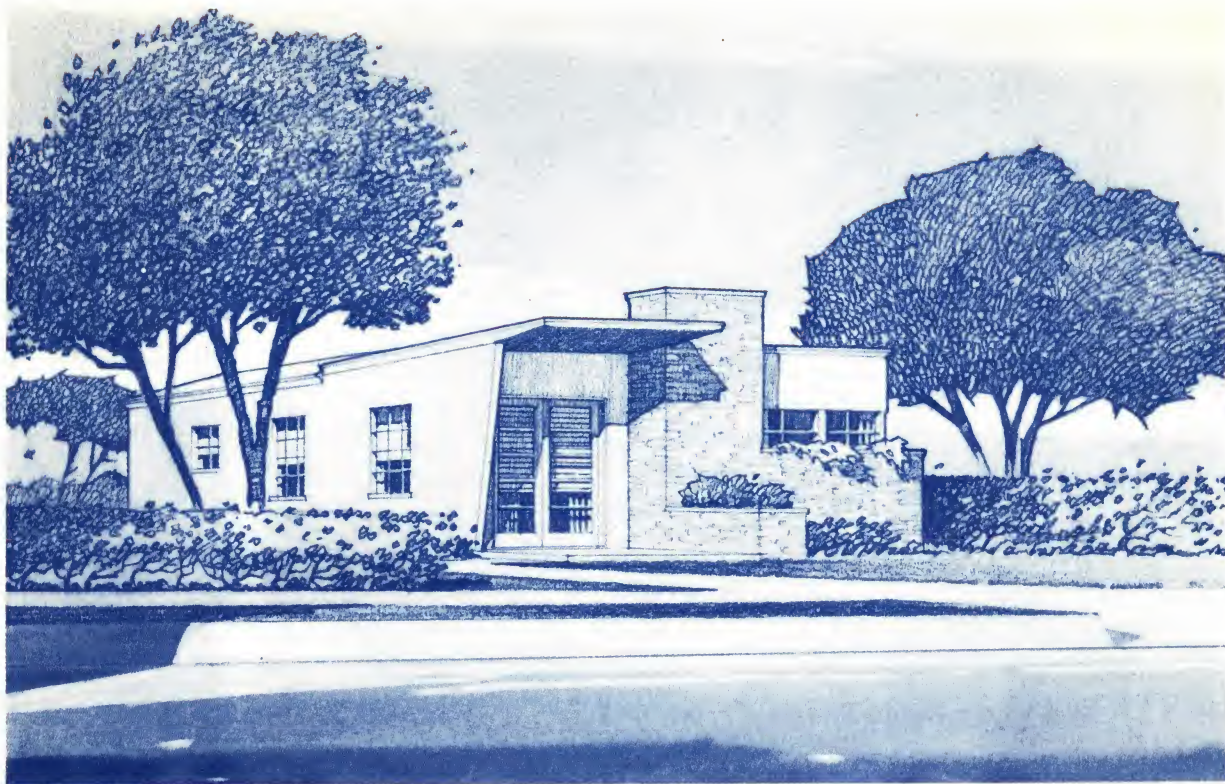


PLAN NO. 101-M

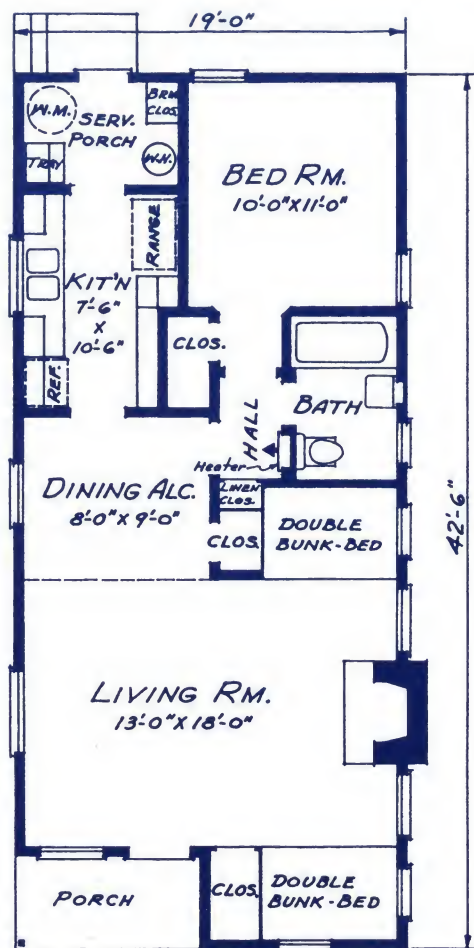
HOUSE AREA	624 ^{sq} ft
PORCH AREA	60 ^{sq} ft
GARAGE AREA	213 ^{sq} ft



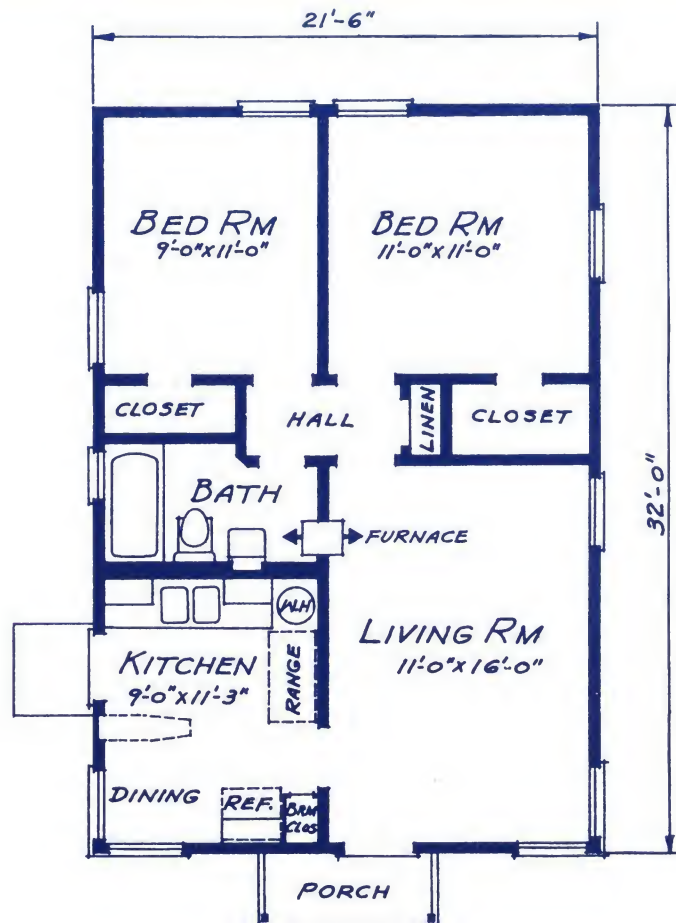
PLAN NO. 101-T
 HOUSE AREA 660^{sq}
 PORCH AREA 24^{sq}
 FUTURE ADDITION 203^{sq}



PLAN NO. 102
 HOUSE AREA = 646'²
 PORCH AREA = 56'²

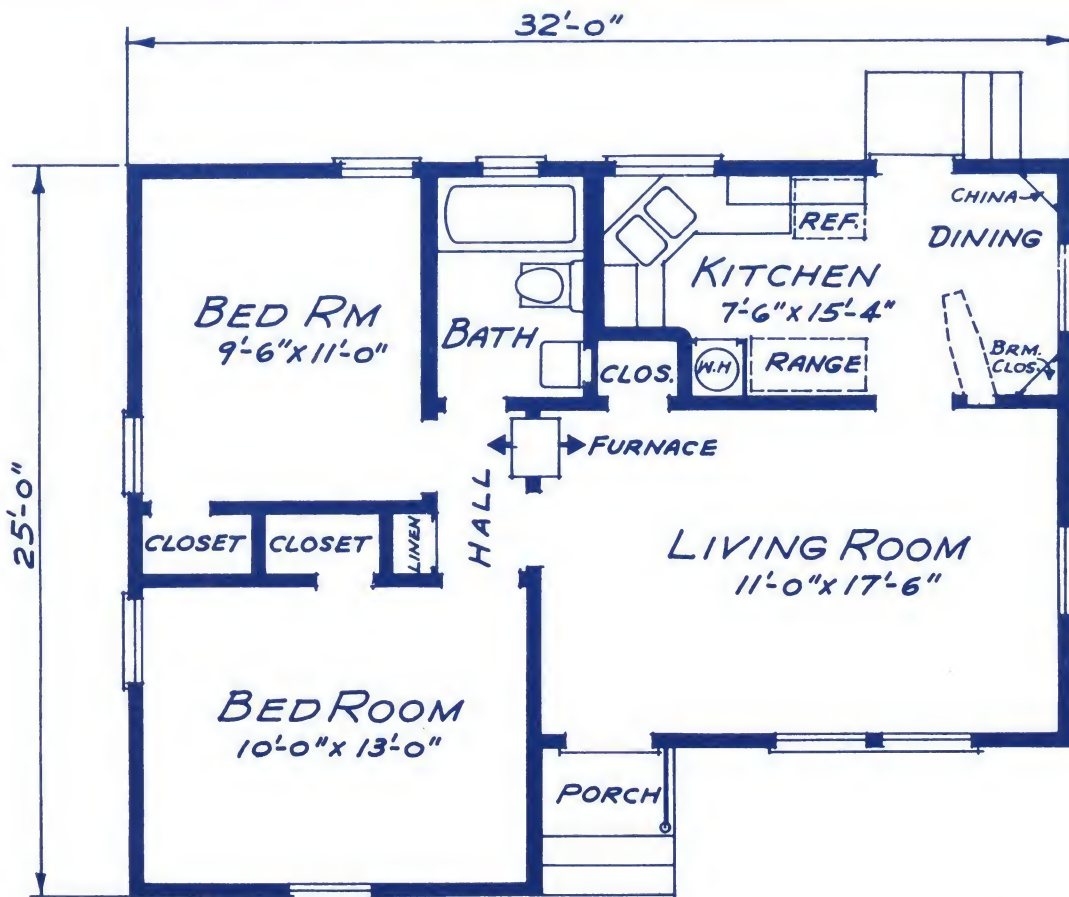
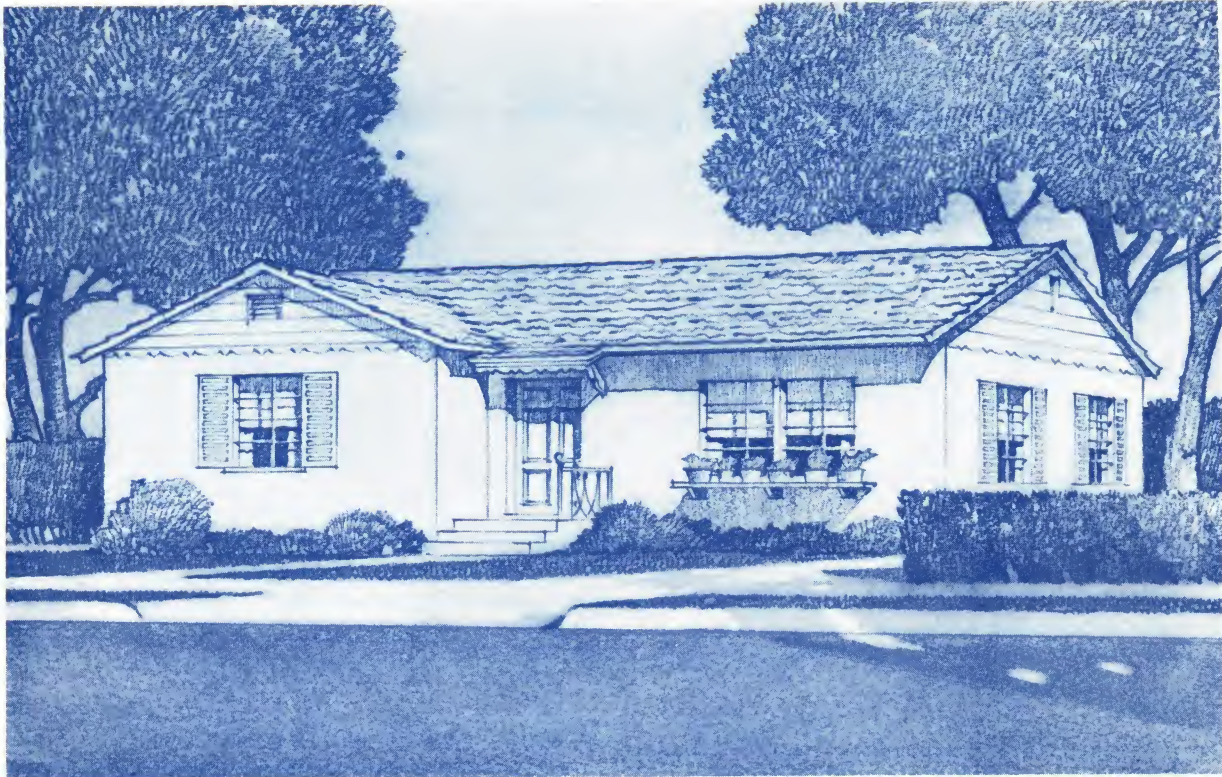


PLAN NO. 103
 HOUSE AREA = 767'²
 PORCH AREA = 41'²



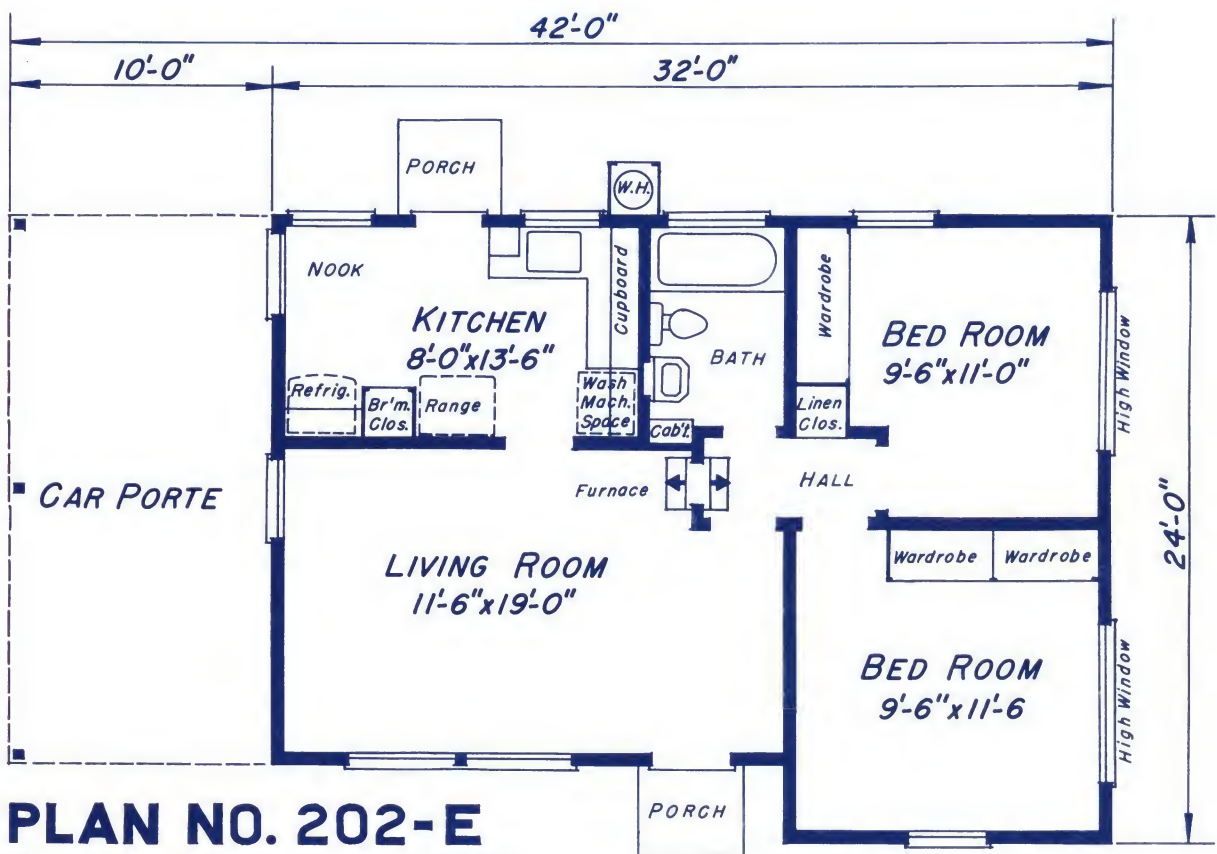
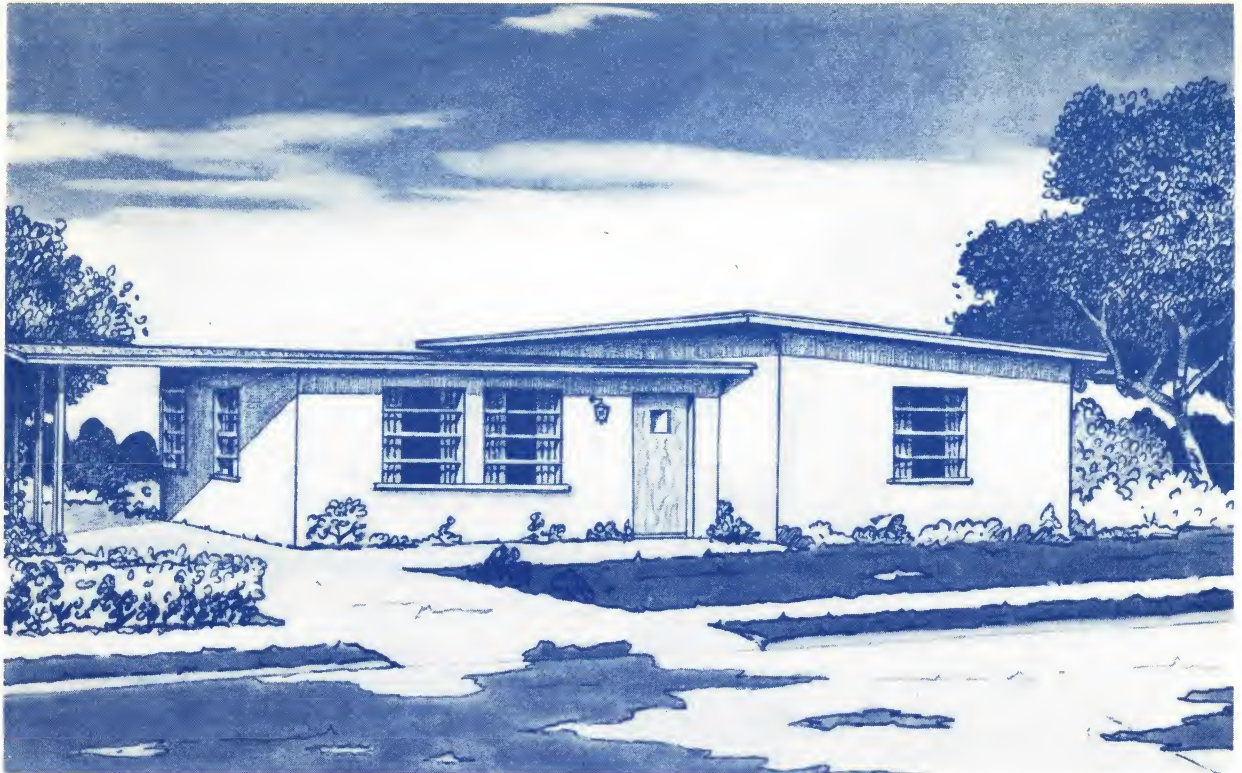
PLAN NO. 201

HOUSE AREA = 688'²
 PORCH AREA = 24'²



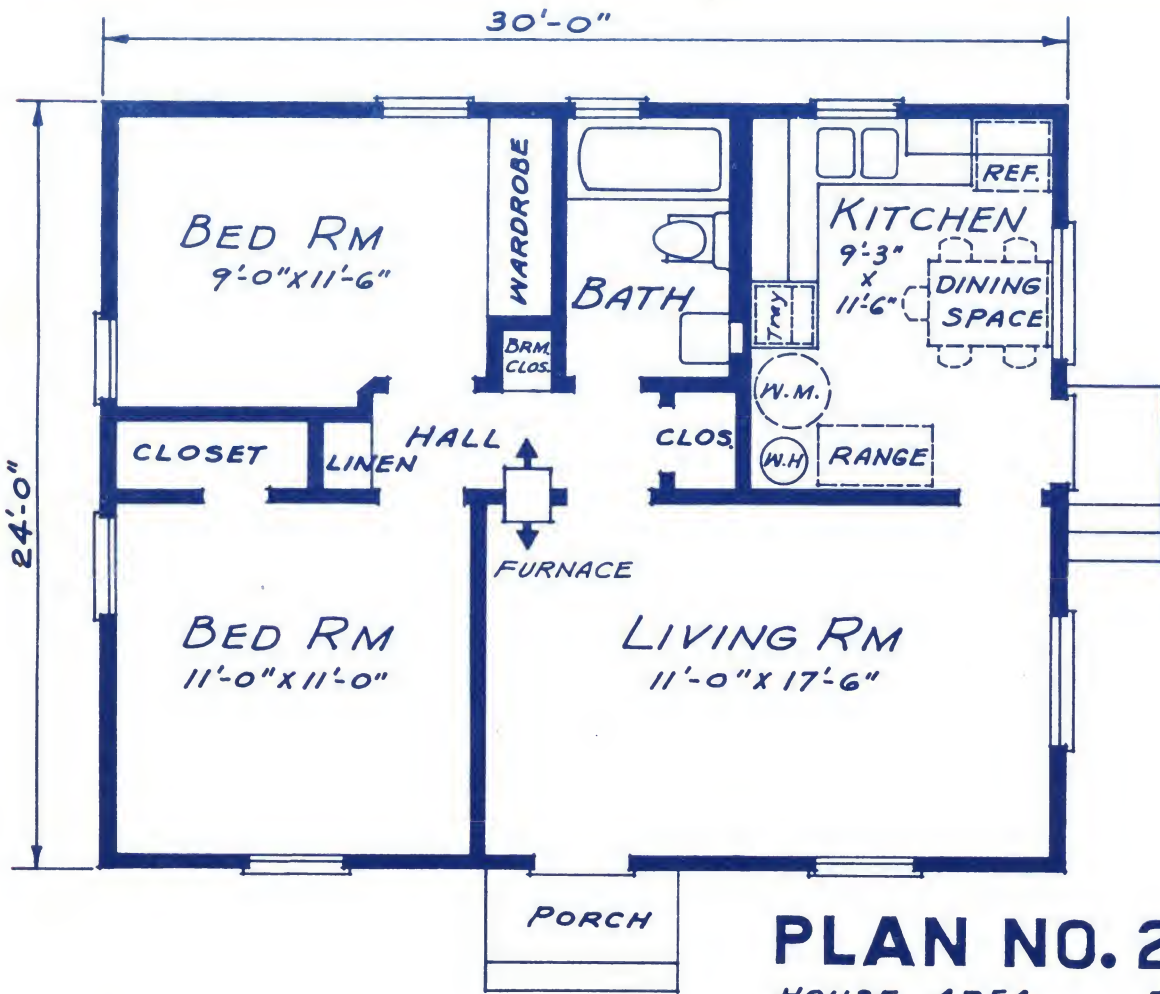
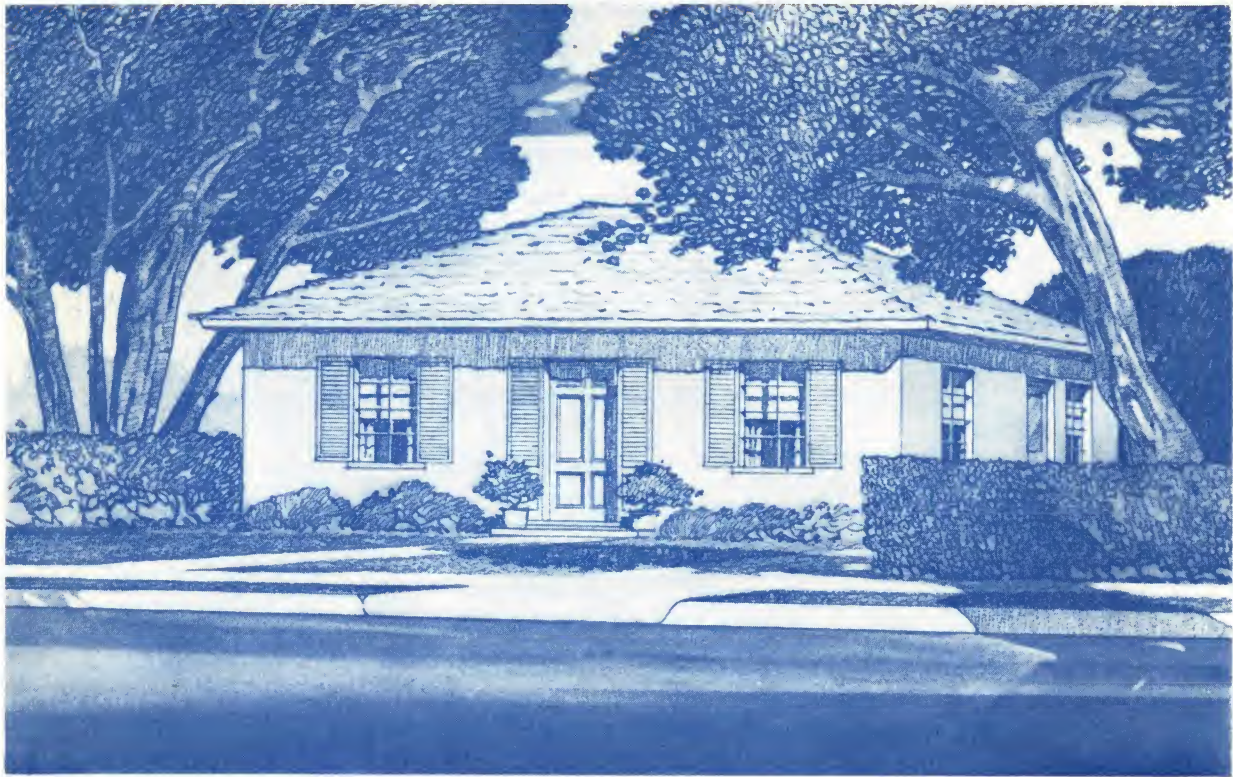
PLAN NO. 202

HOUSE AREA = 710^{sq}'
 PORCH AREA = 14^{sq}'

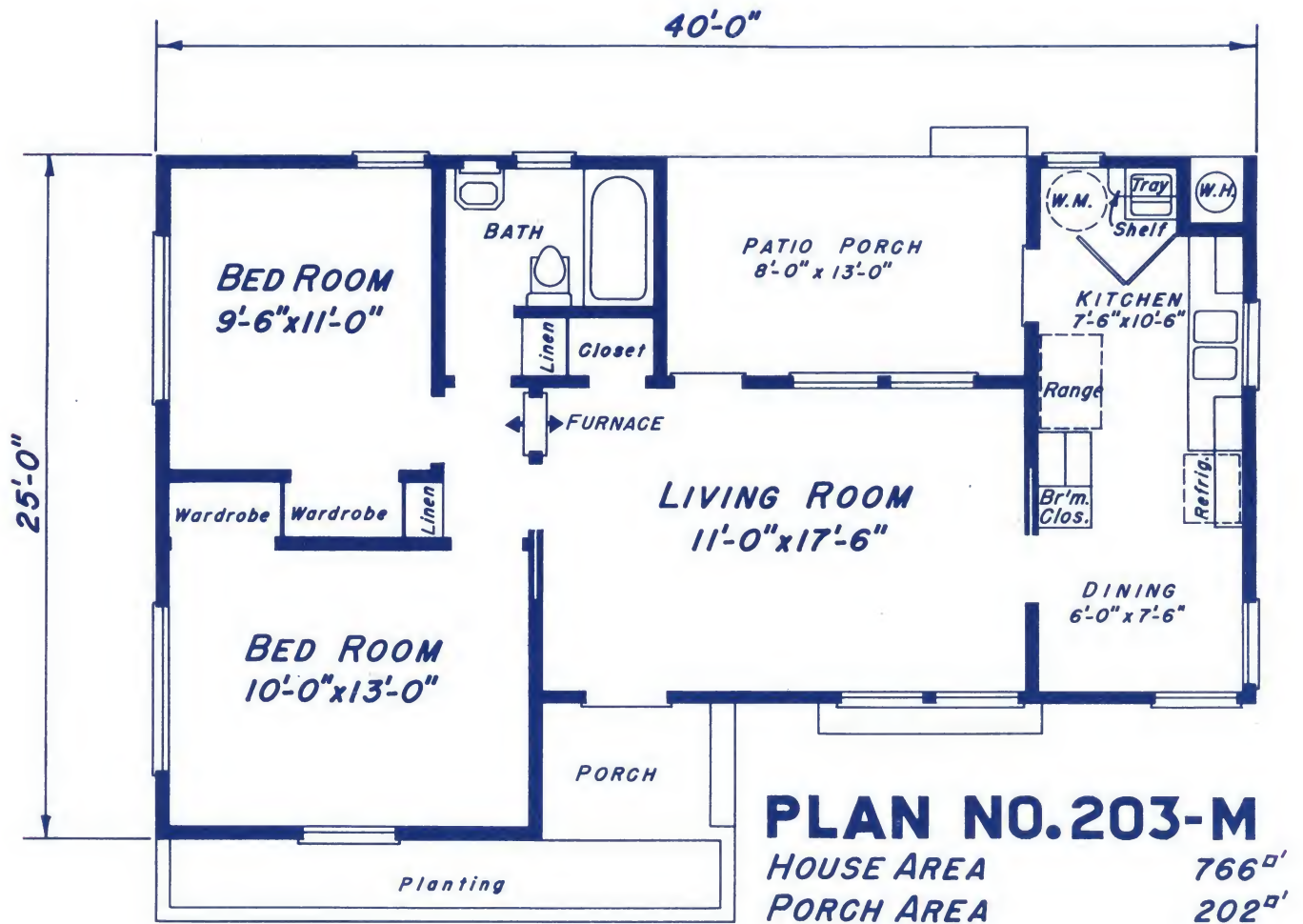
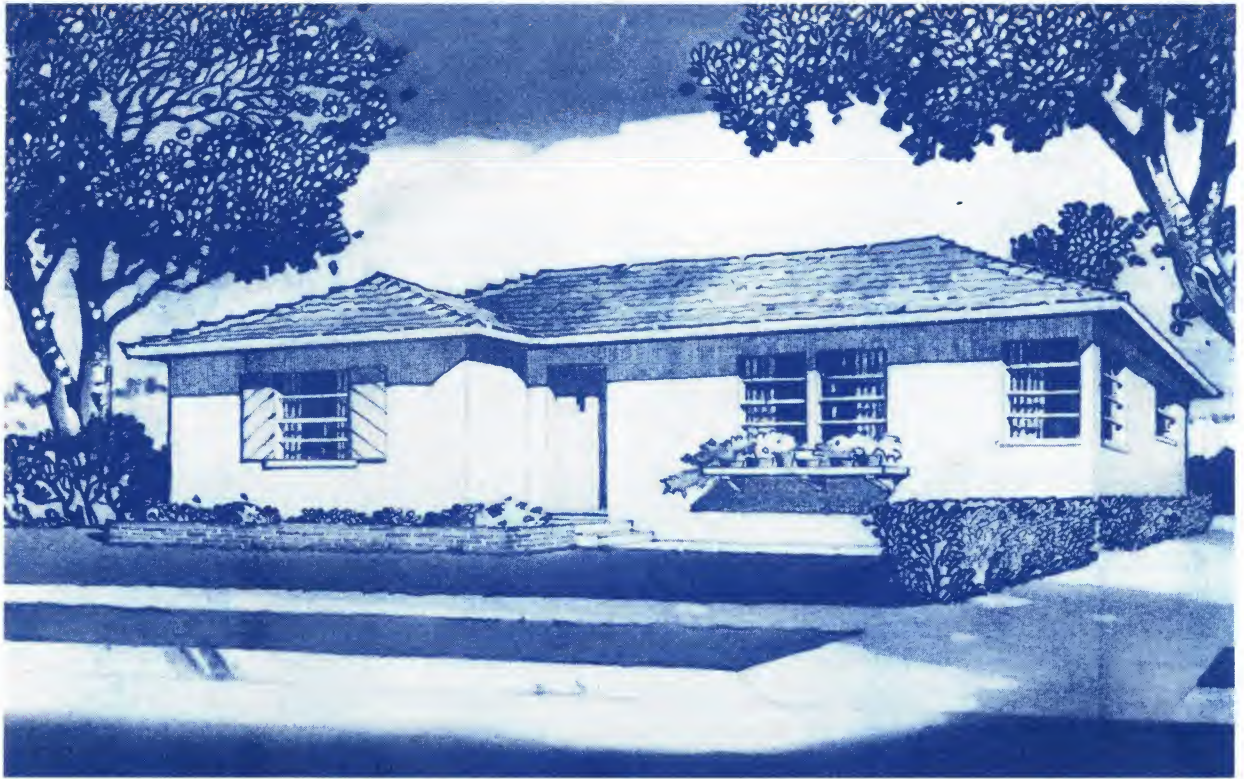


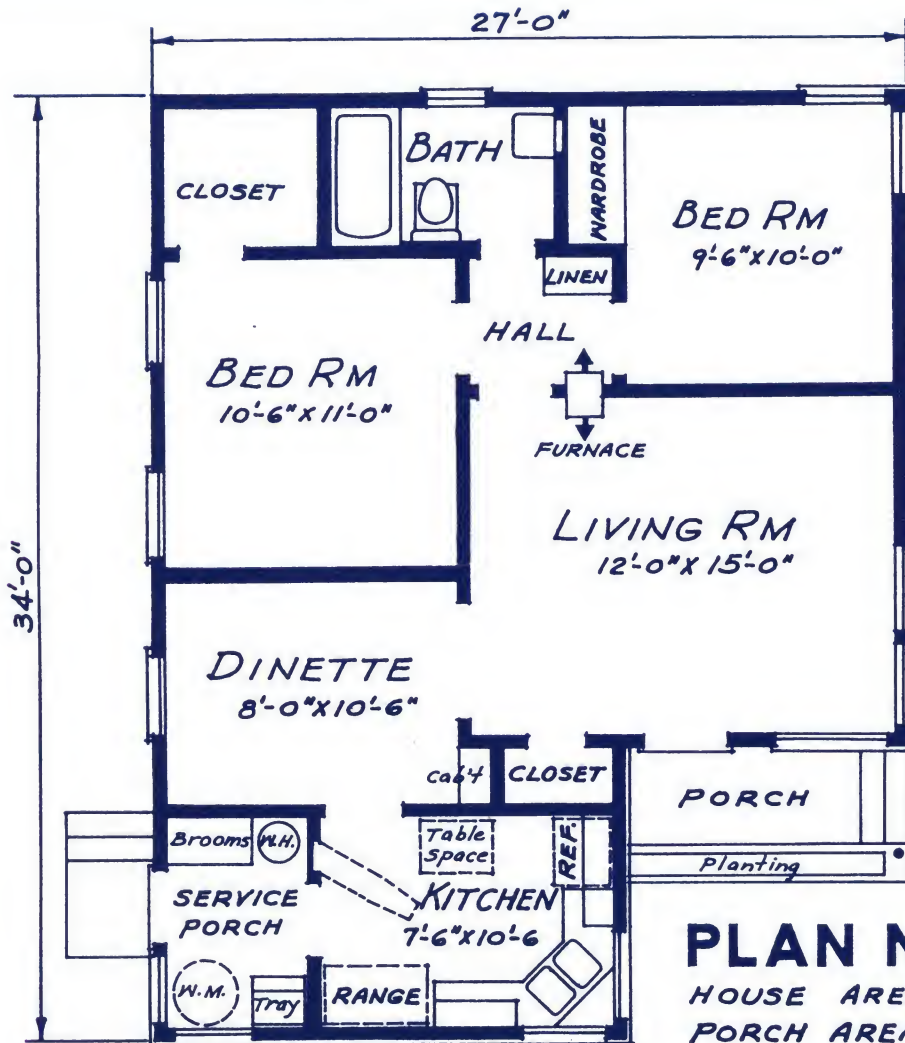
PLAN NO. 202-E

HOUSE AREA 710^{sq}'
 PORCH AREA 28^{sq}'
 CAR PORT 210^{sq}'

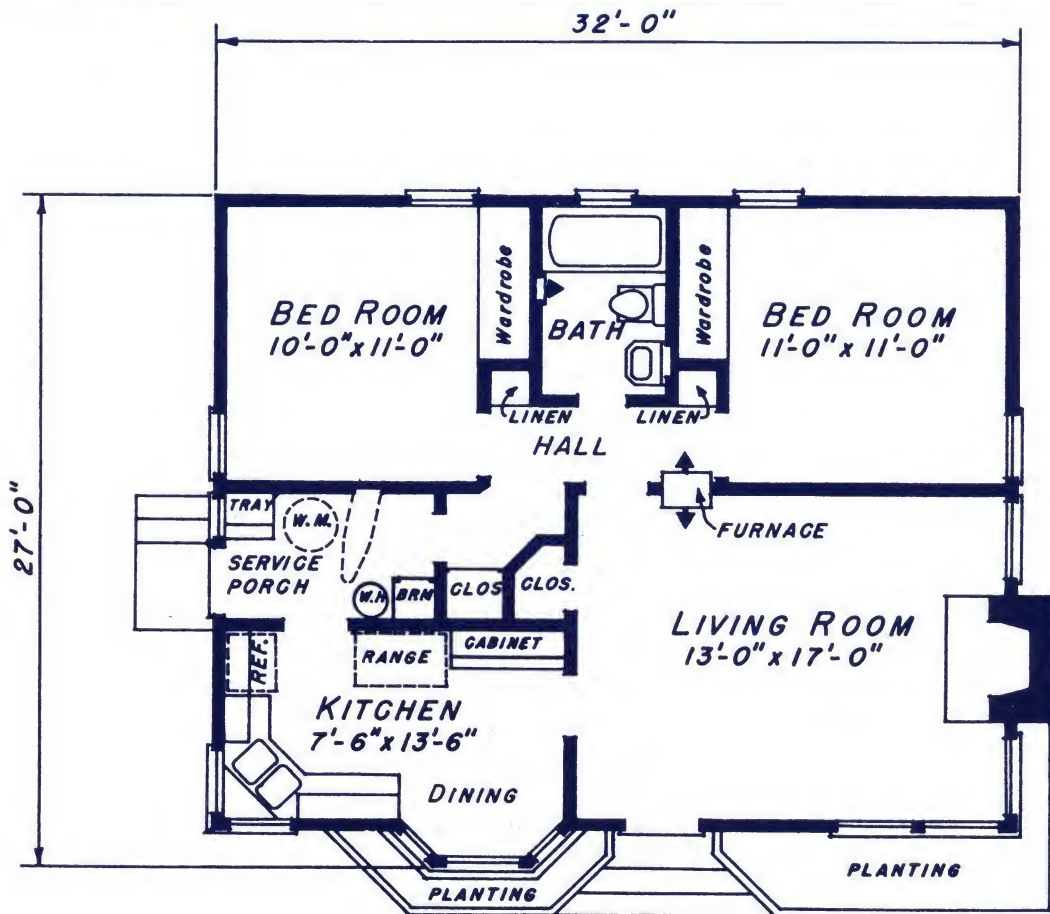


PLAN NO. 203
 HOUSE AREA 720^{sq}'
 PORCH AREA 18^{sq}'





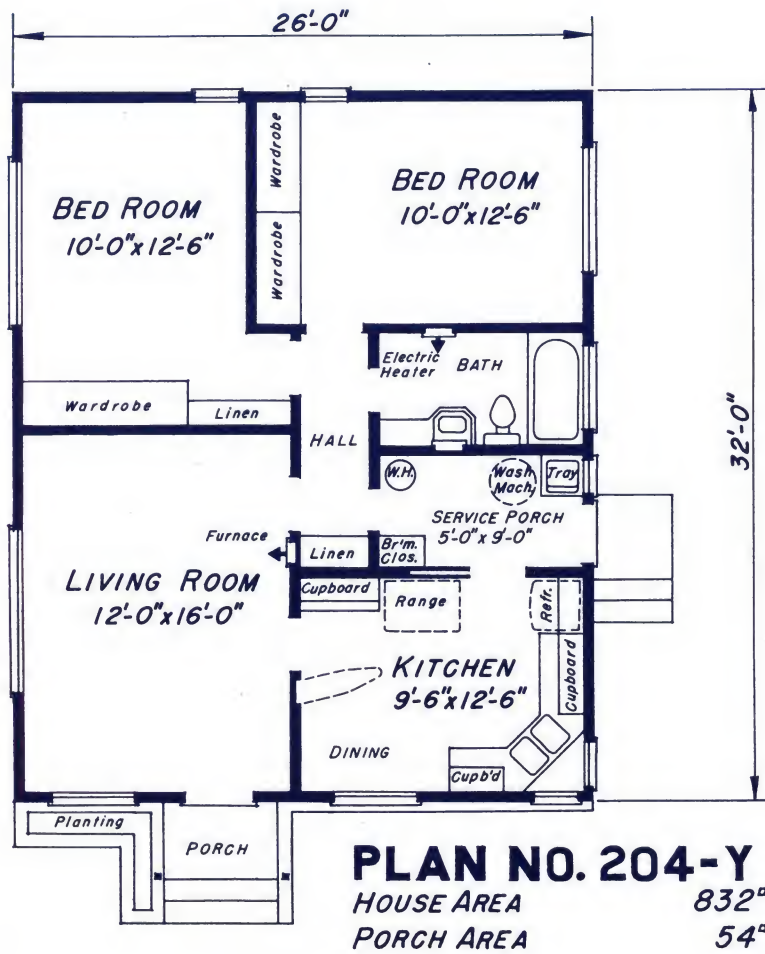
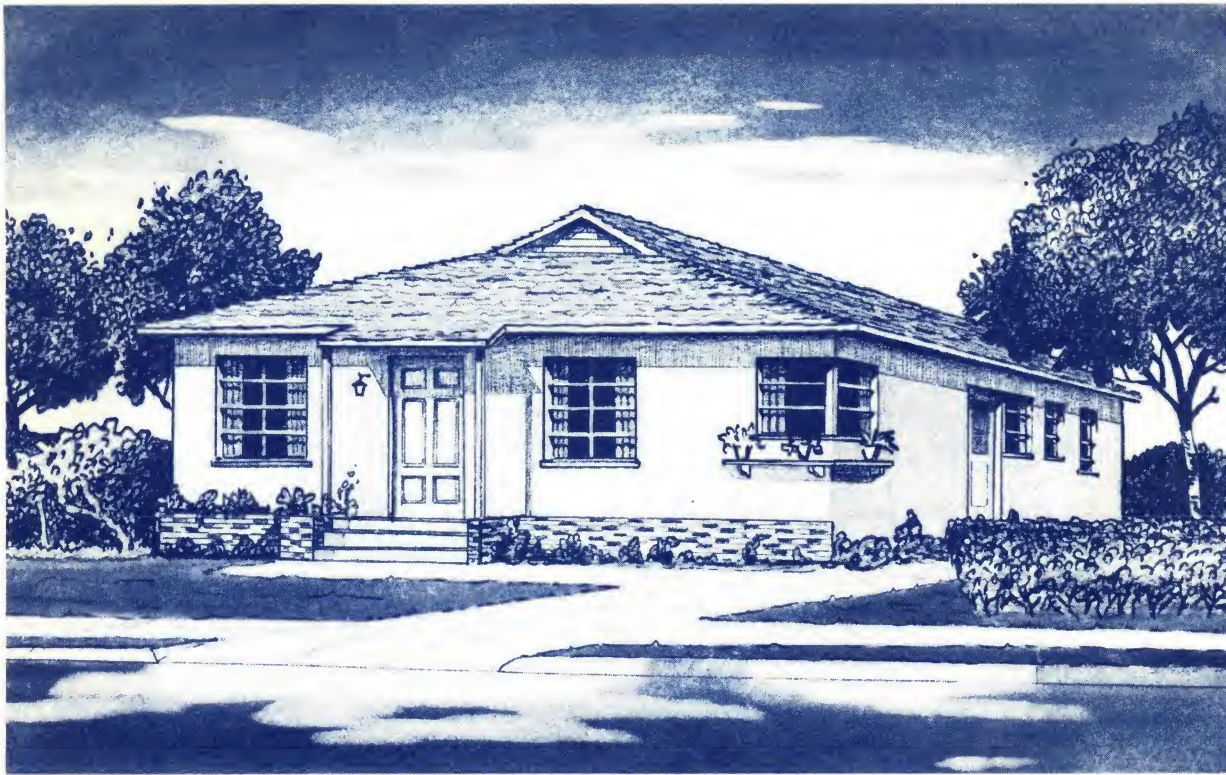
PLAN NO. 204
 HOUSE AREA 813^{sq}'
 PORCH AREA 50^{sq}'

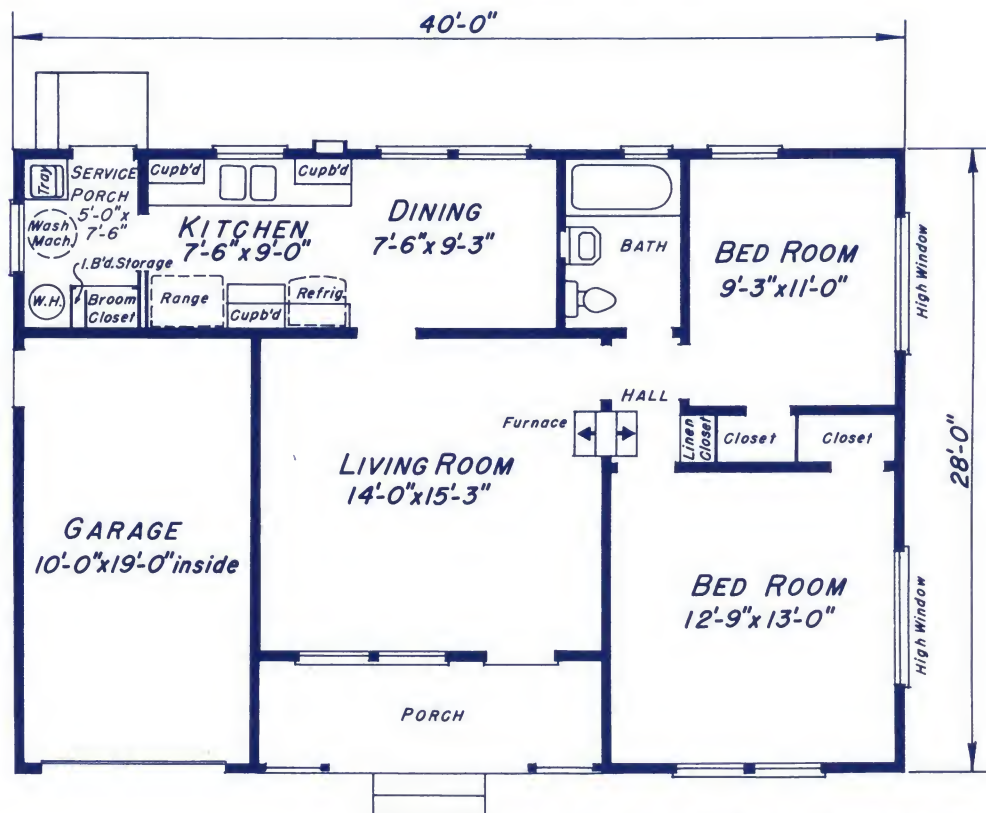
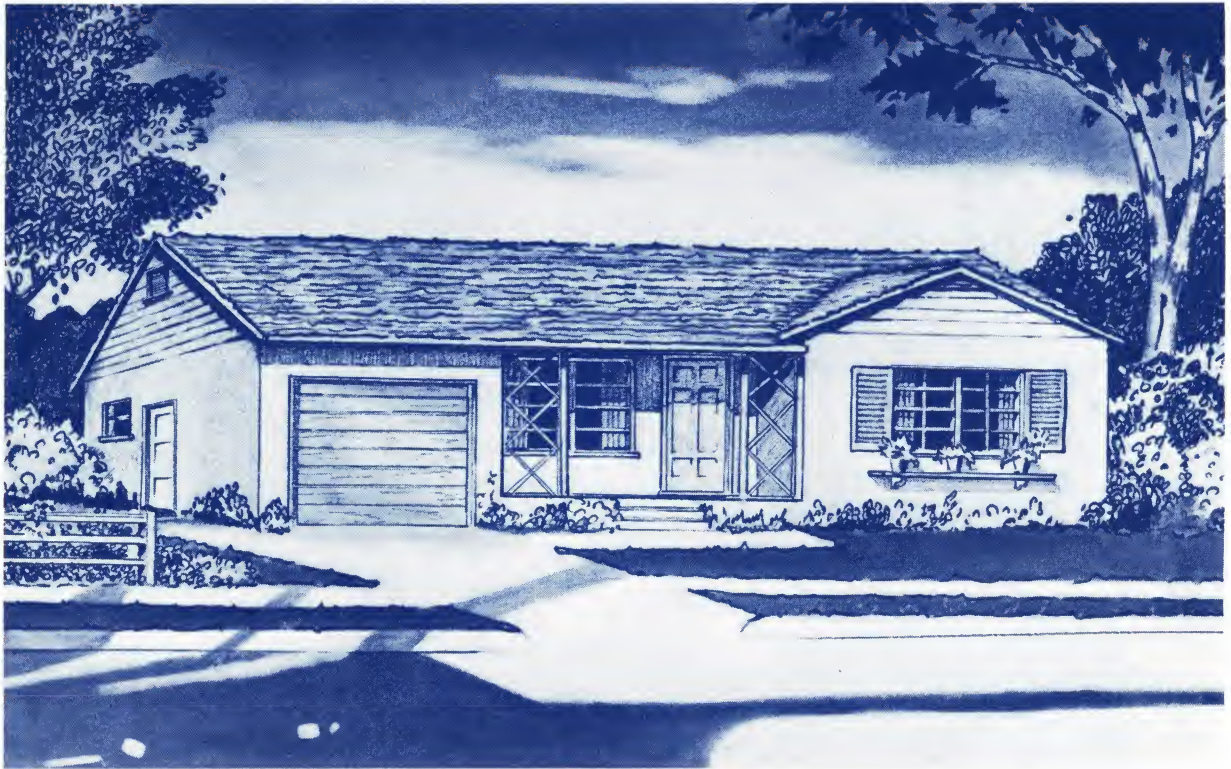


PLAN NO. 204-X

HOUSE AREA
PORCH AREAS

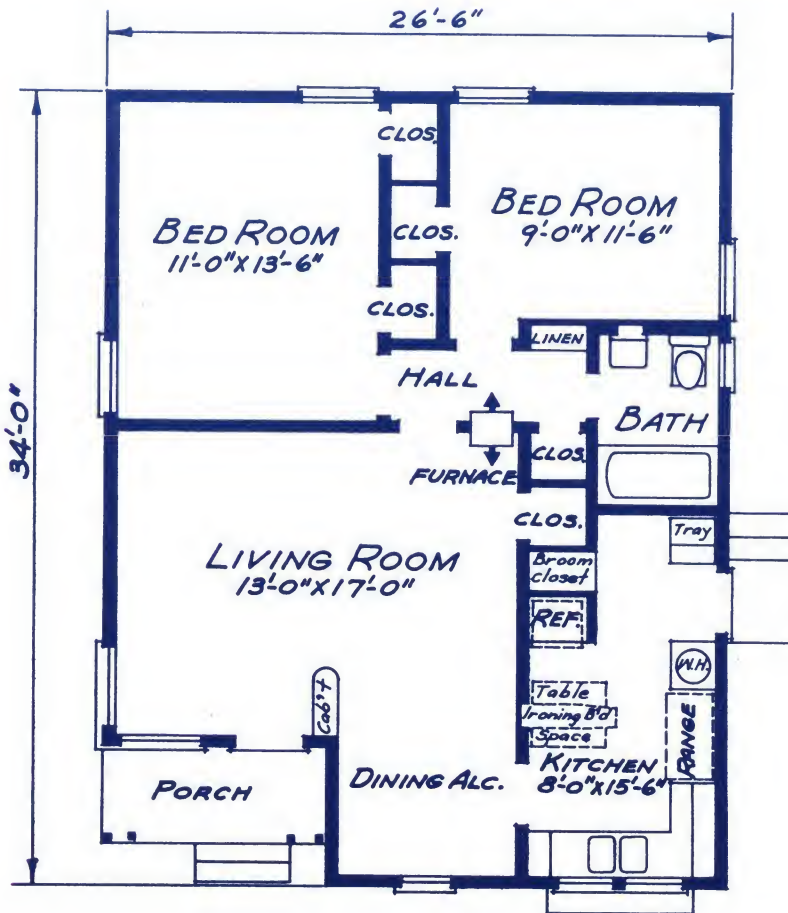
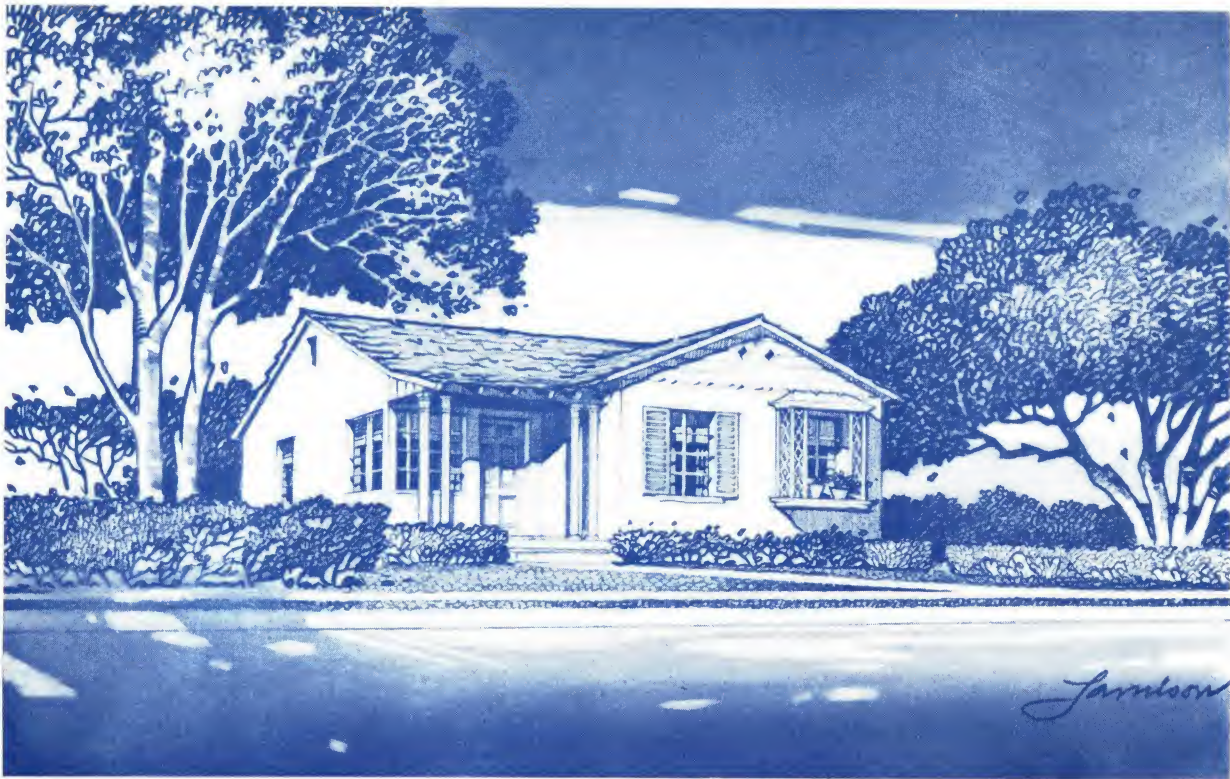
824'²
82'²





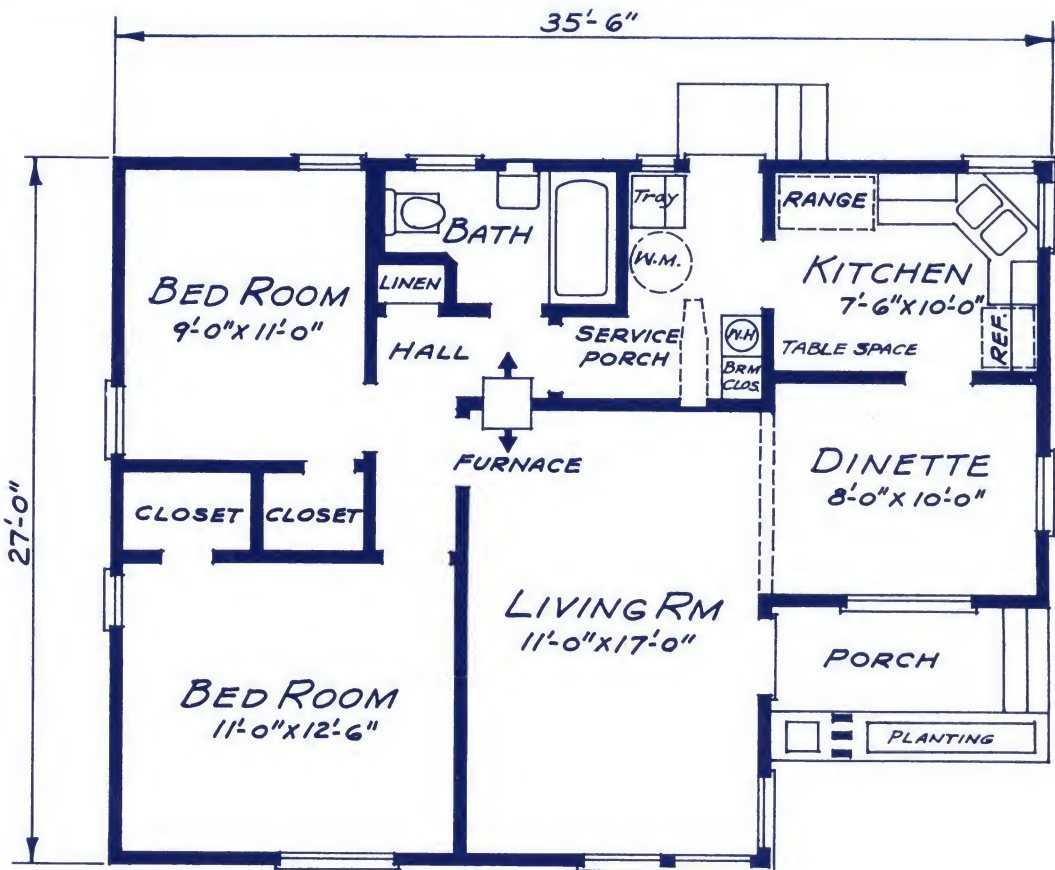
PLAN NO. 204-Z

HOUSE AREA	836.5 ^{sq} ft
PORCH AREA	76 ^{sq} ft
GARAGE AREA	207 ^{sq} ft



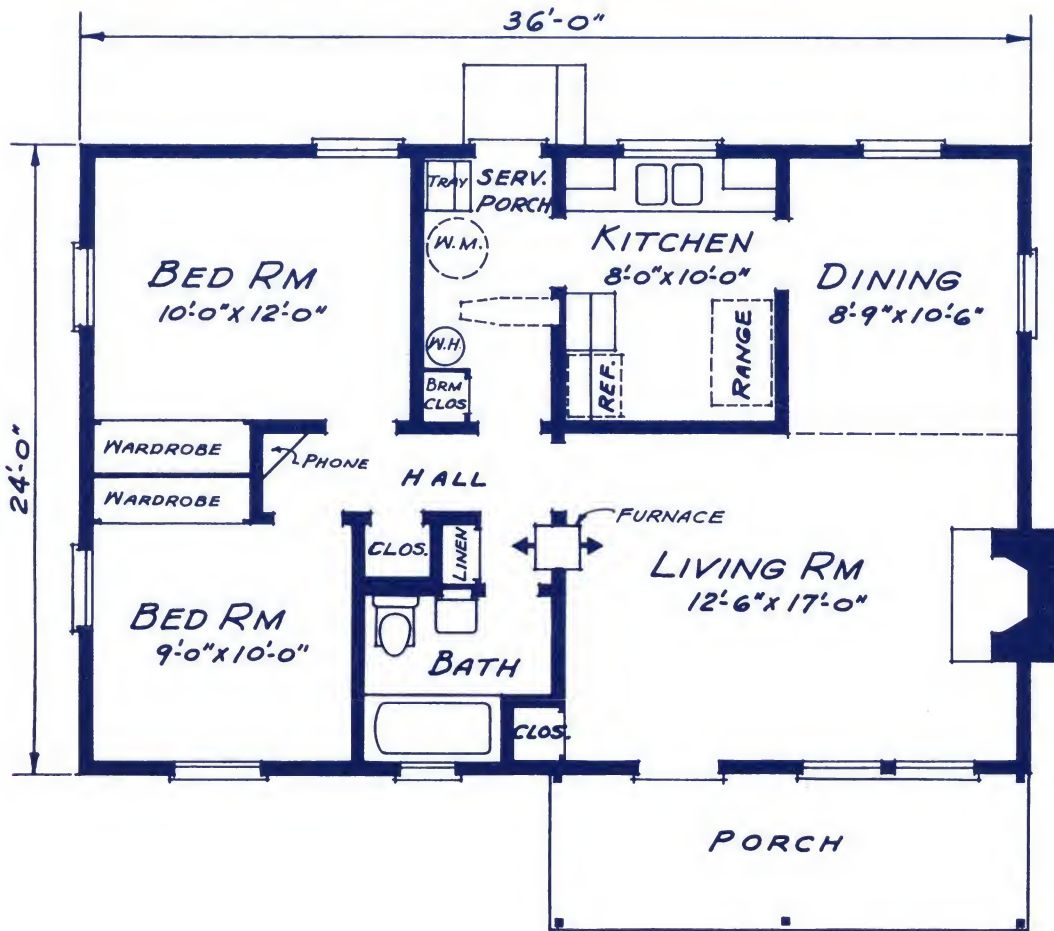
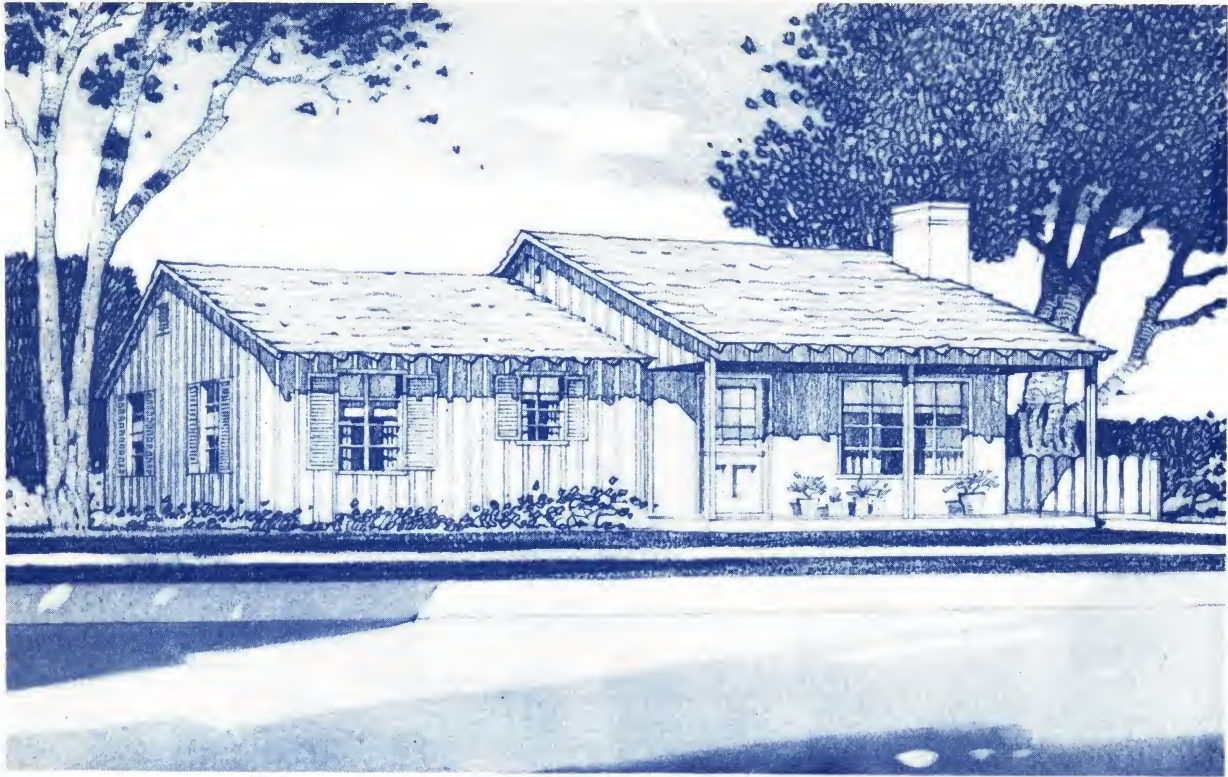
PLAN NO. 205

HOUSE AREA = 844^{sq}'
 PORCH AREA = 38^{sq}'



PLAN NO. 206

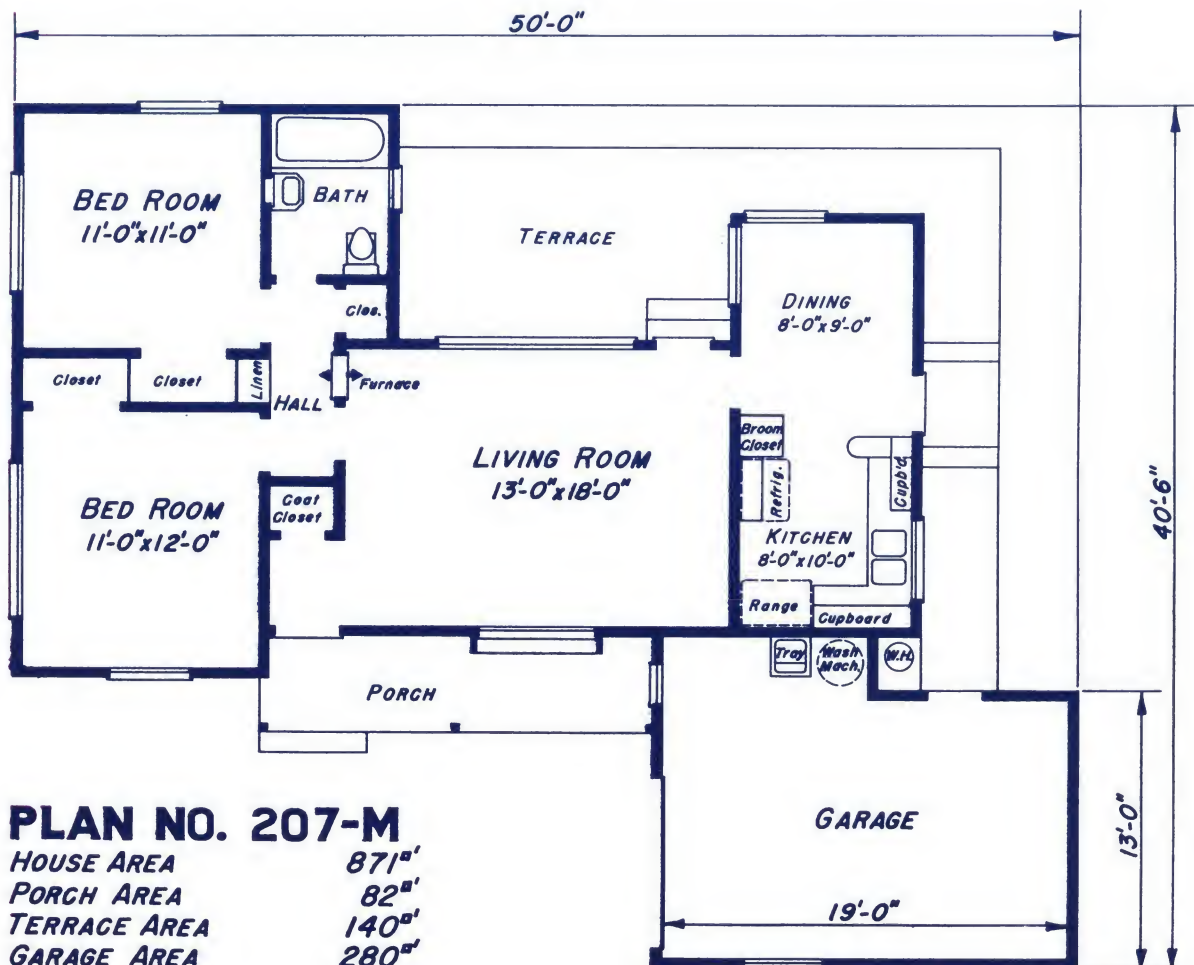
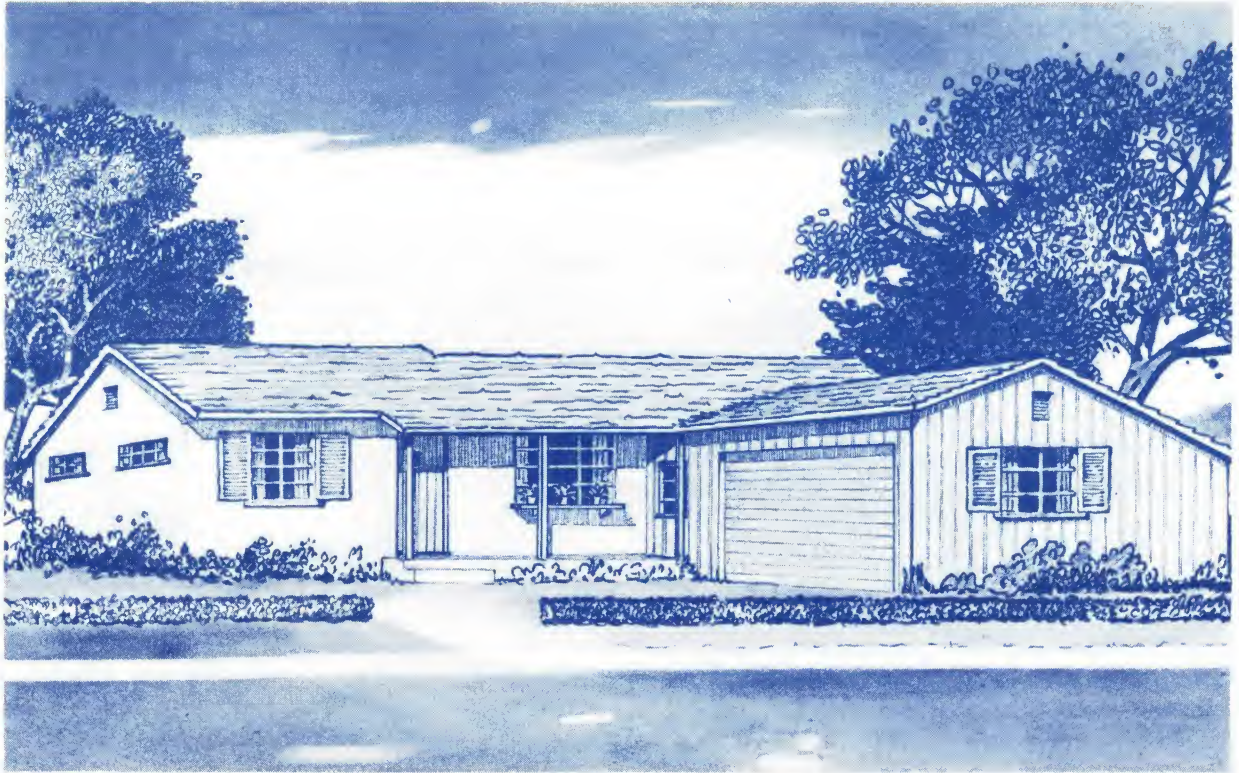
HOUSE AREA = 854^{sq} ft
 PORCH AREA = 63^{sq} ft

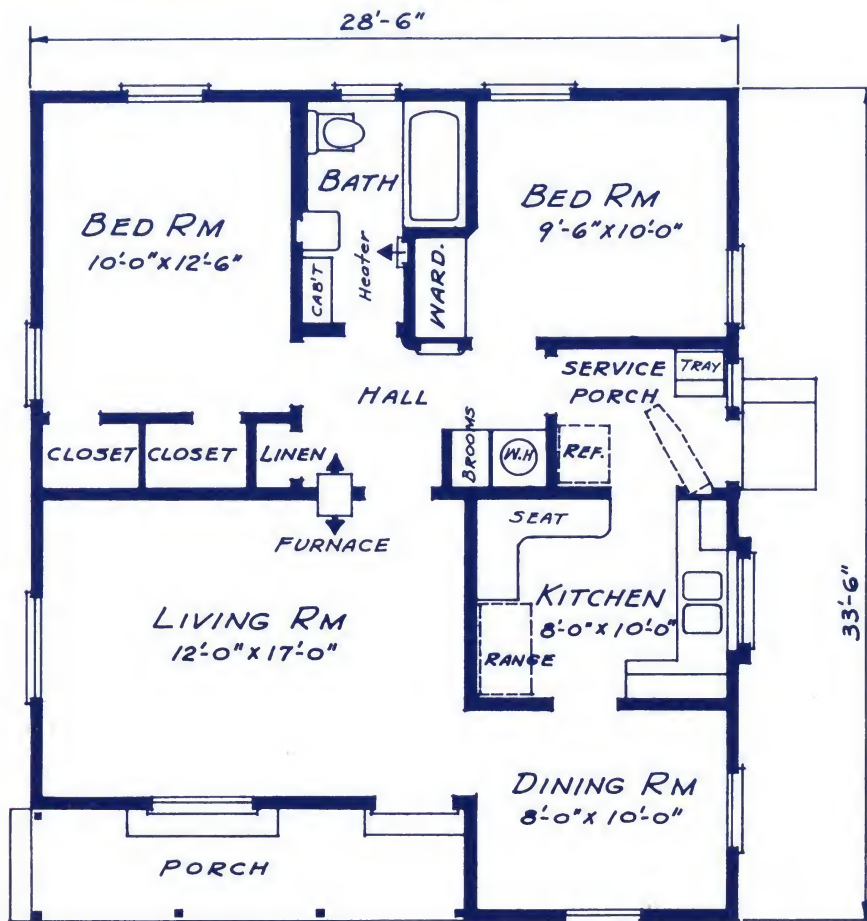
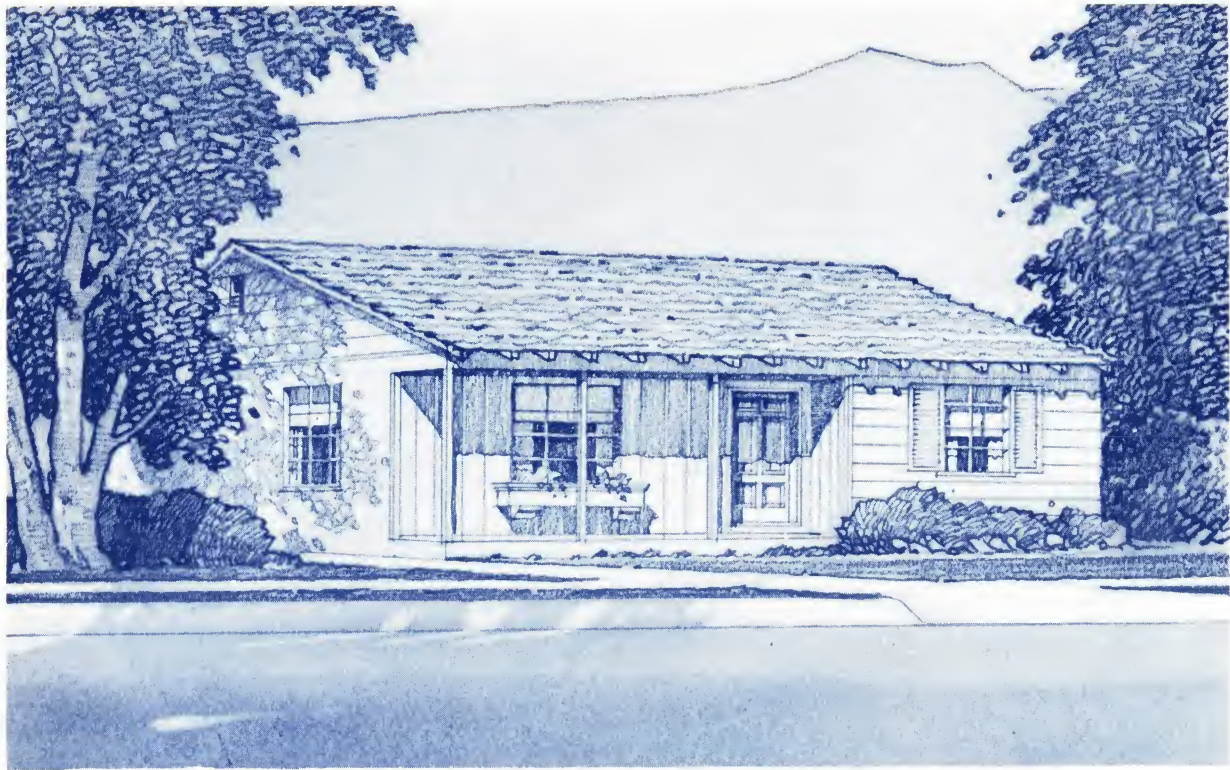


PLAN NO. 207

HOUSE AREA = 864^{sq}'

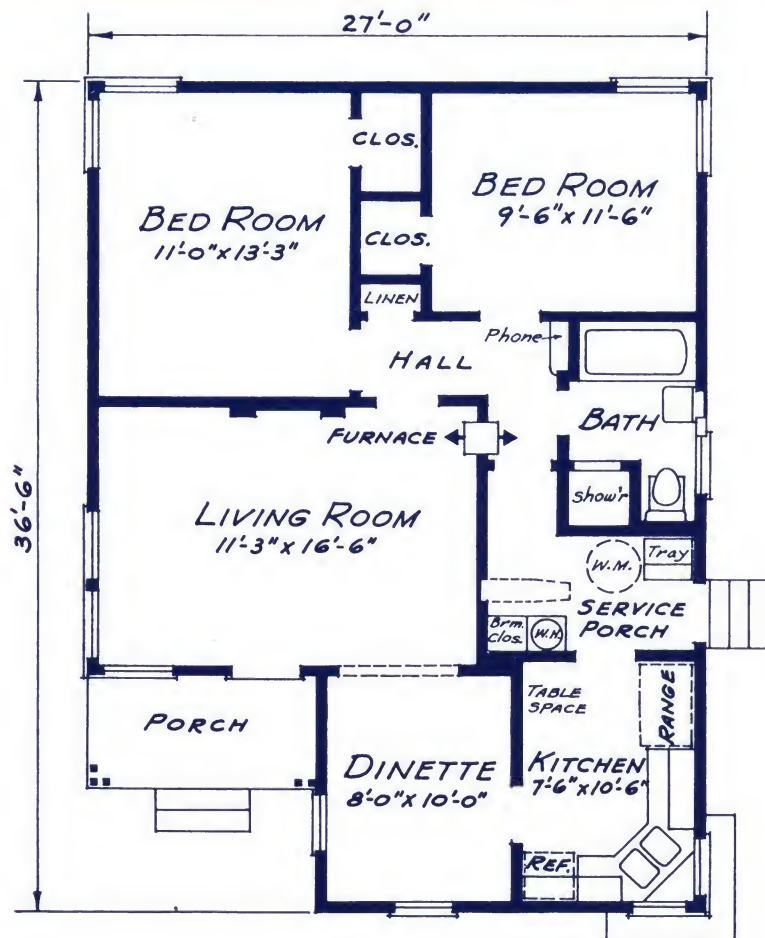
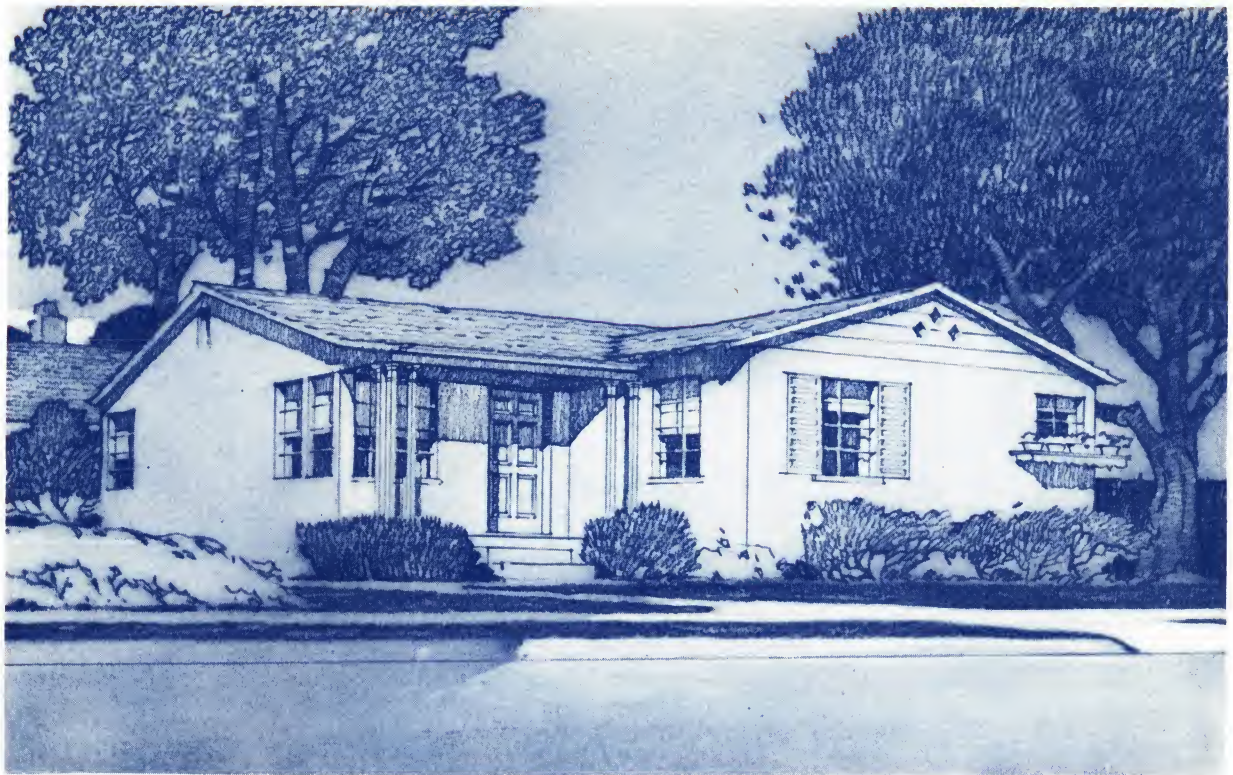
PORCH AREA = 108^{sq}'





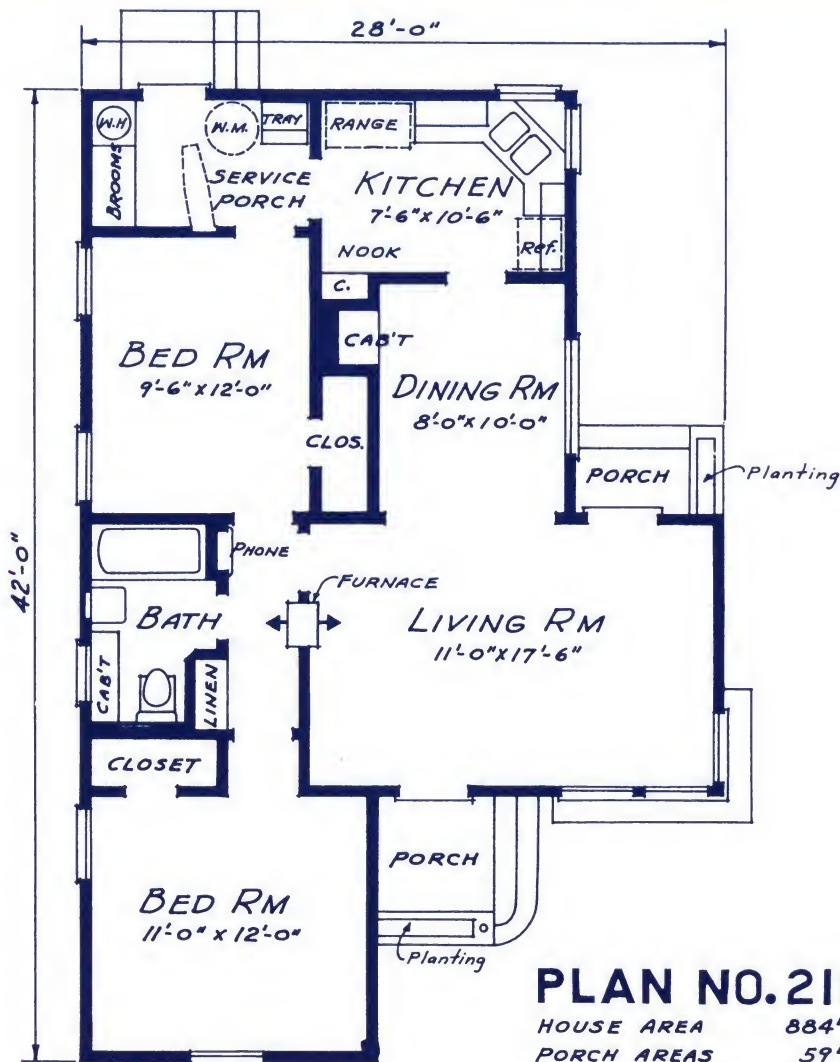
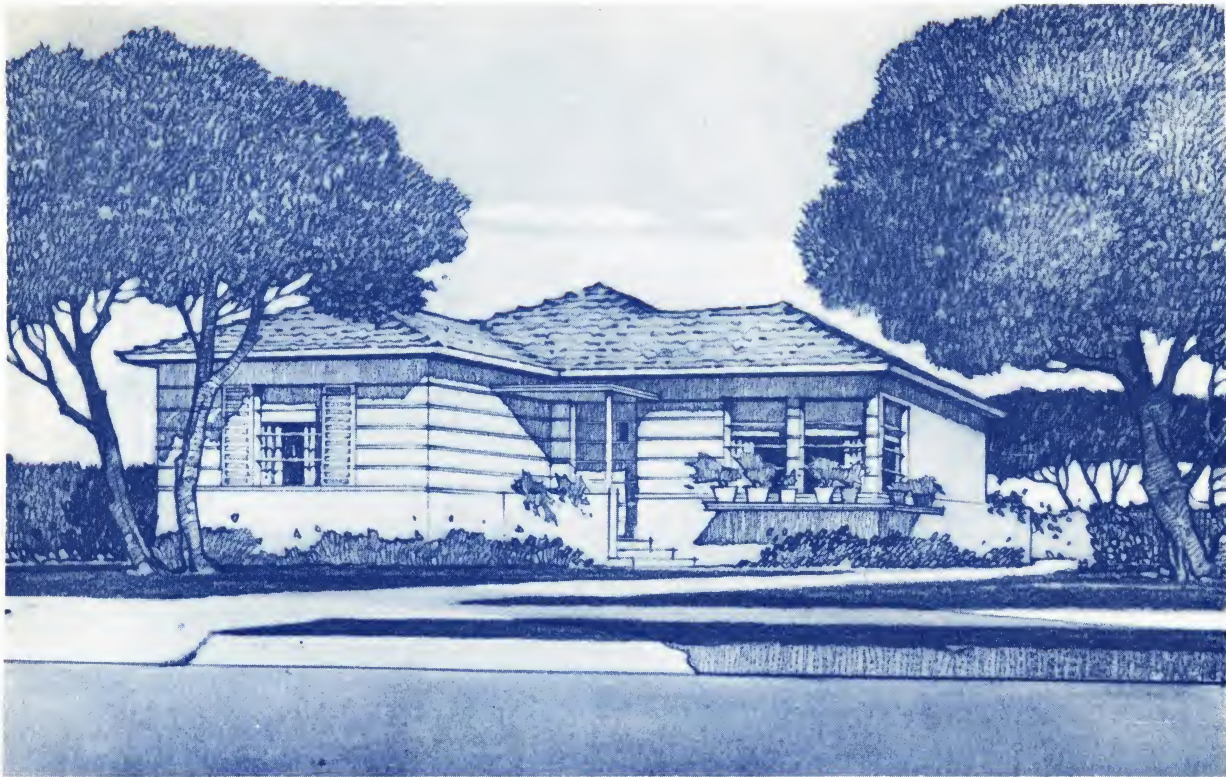
PLAN NO. 208

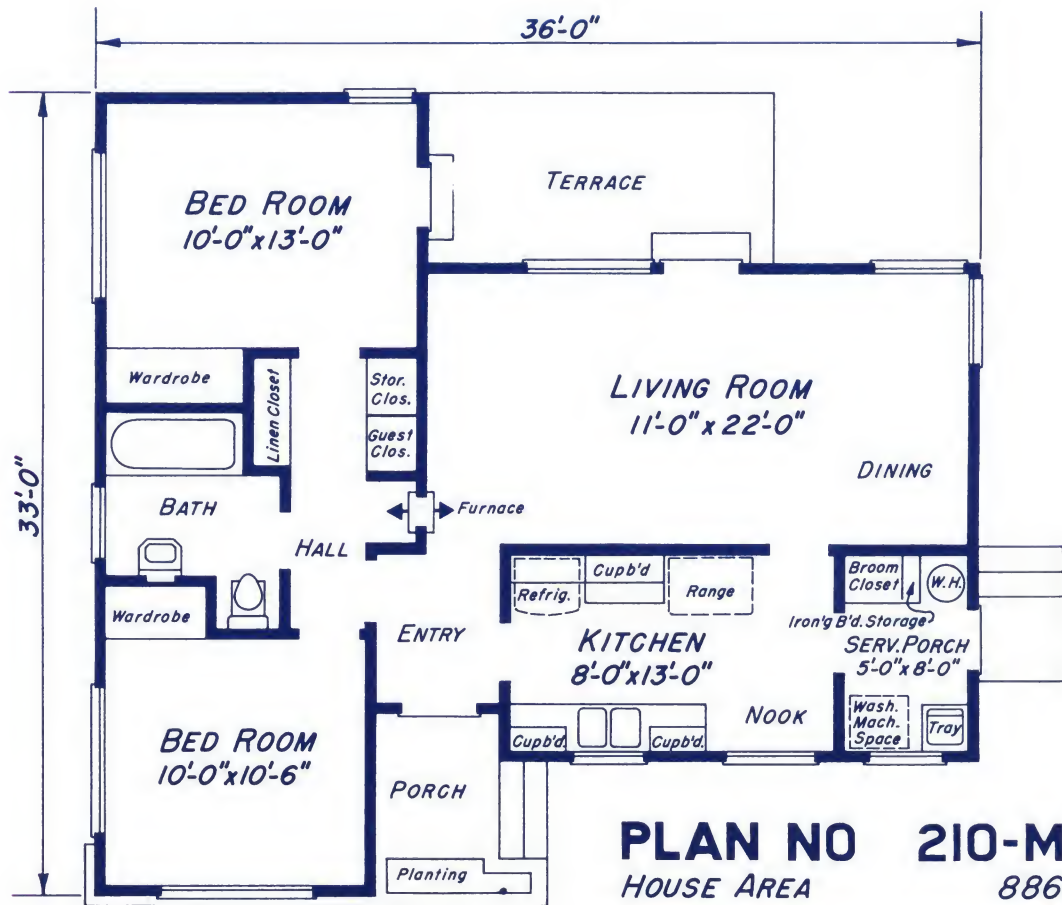
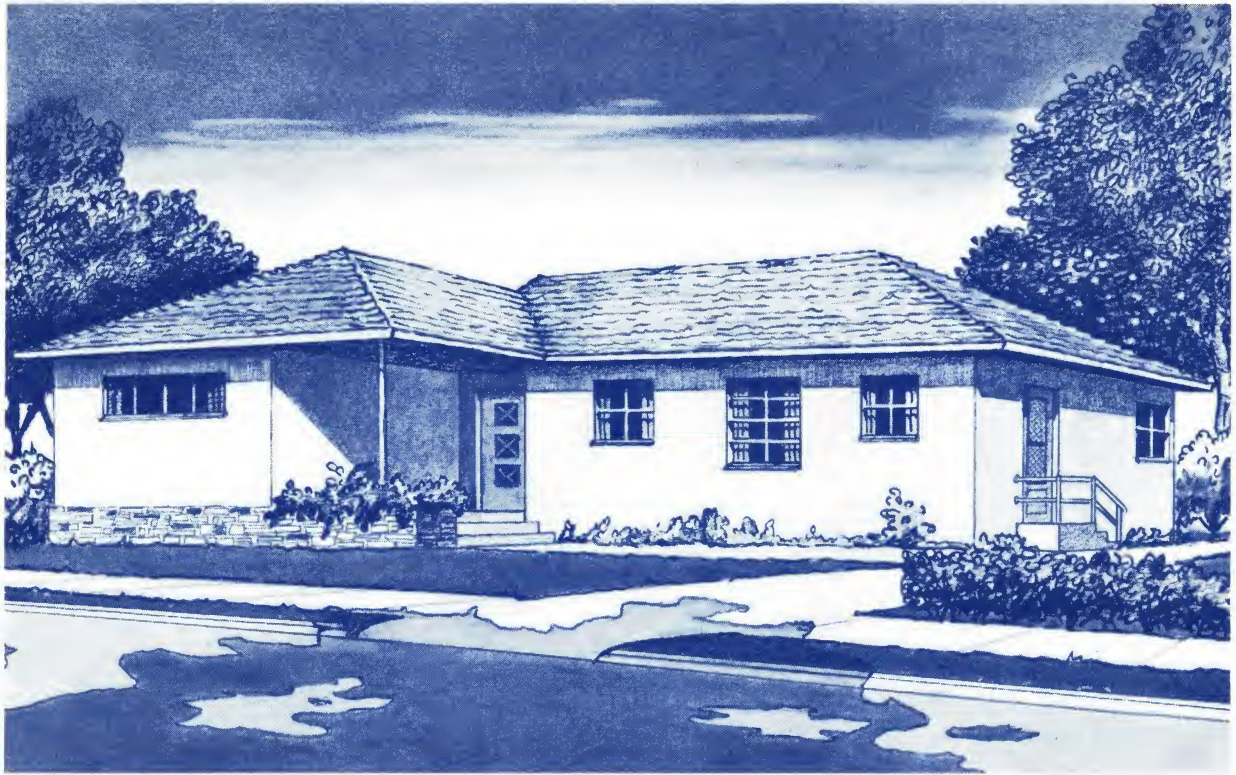
HOUSE AREA 876^{sq}
 PORCH AREA 79^{sq}



PLAN NO. 209

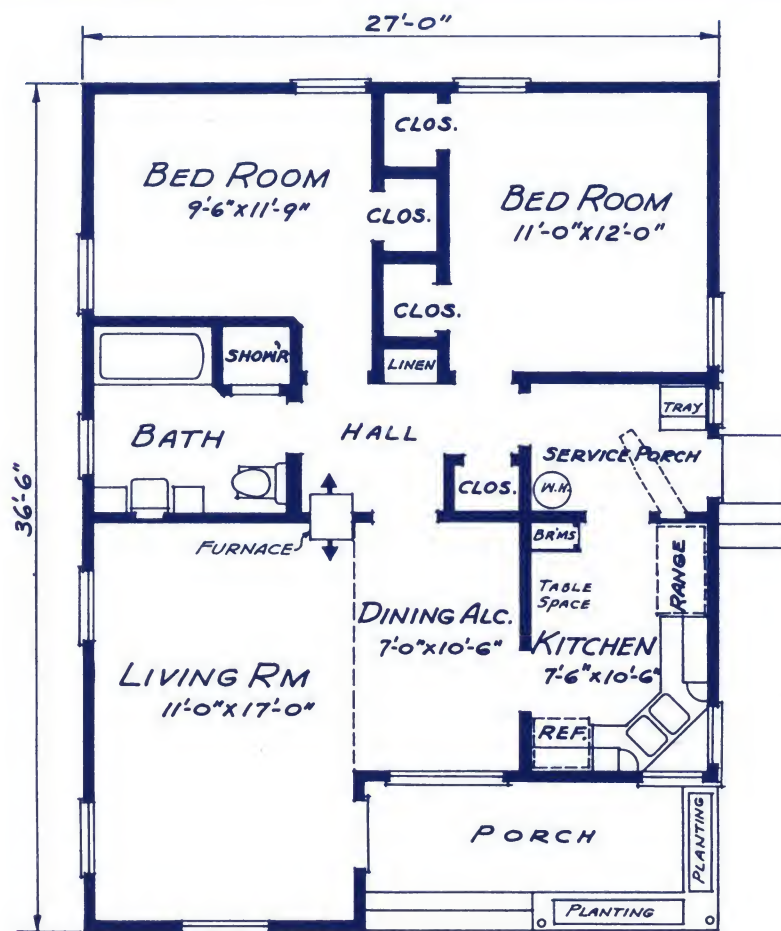
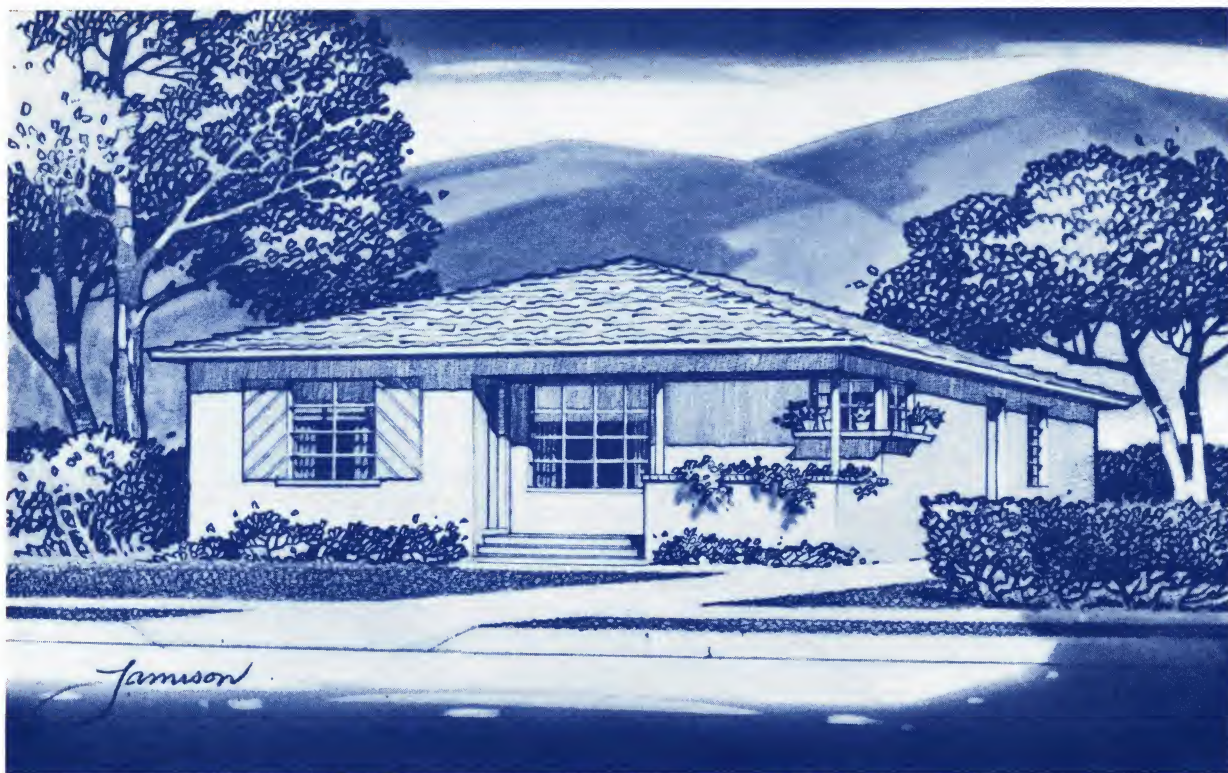
HOUSE AREA = 881^{sq} ft
 PORCH AREA = 50^{sq} ft





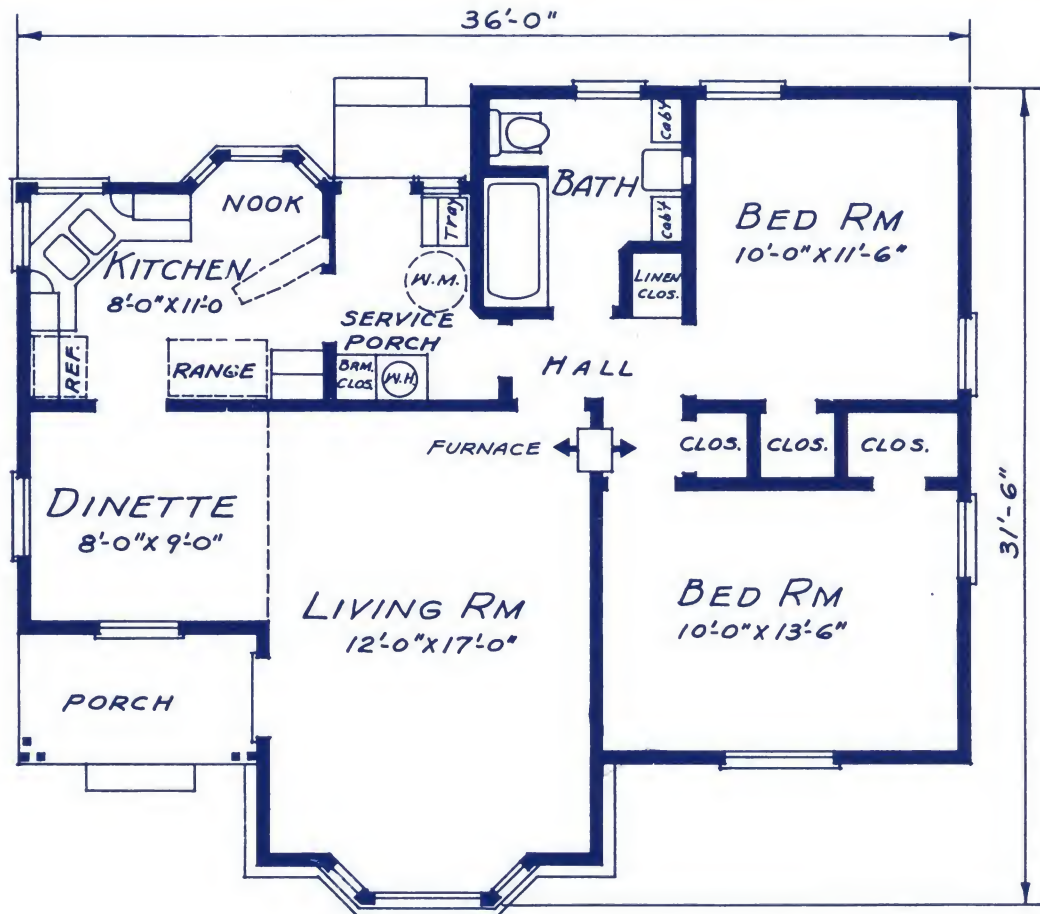
PLAN NO 210-M

HOUSE AREA	886 ^{sq} '
PORCH AREA	44 ^{sq} '
TERRACE AREA	98 ^{sq} '



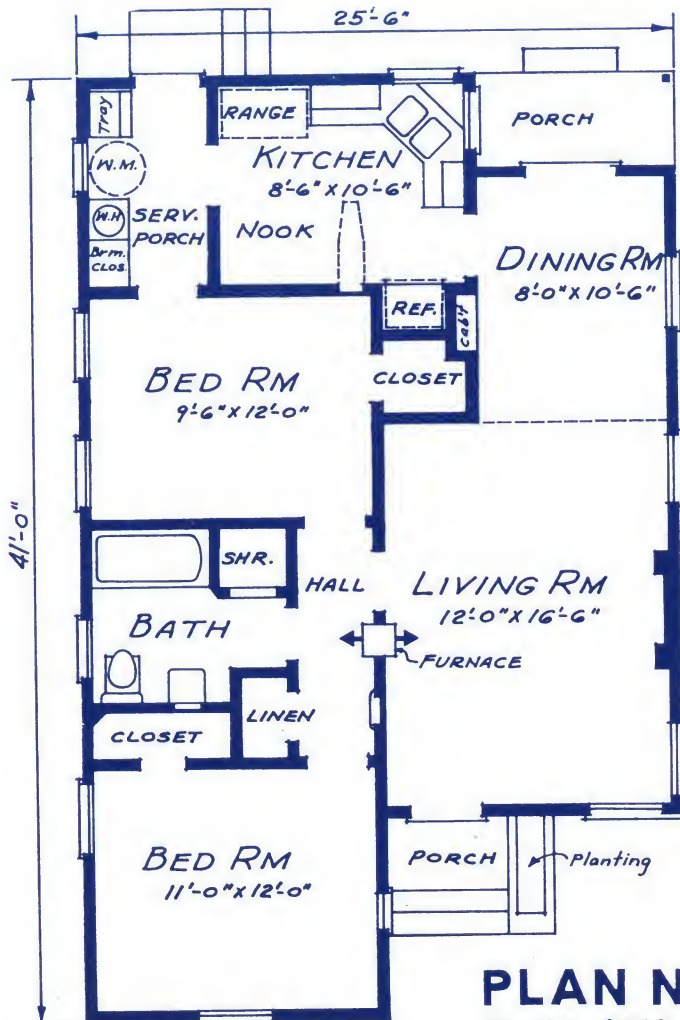
PLAN NO. 211

HOUSE AREA = 888'
 PORCH AREA = 98'

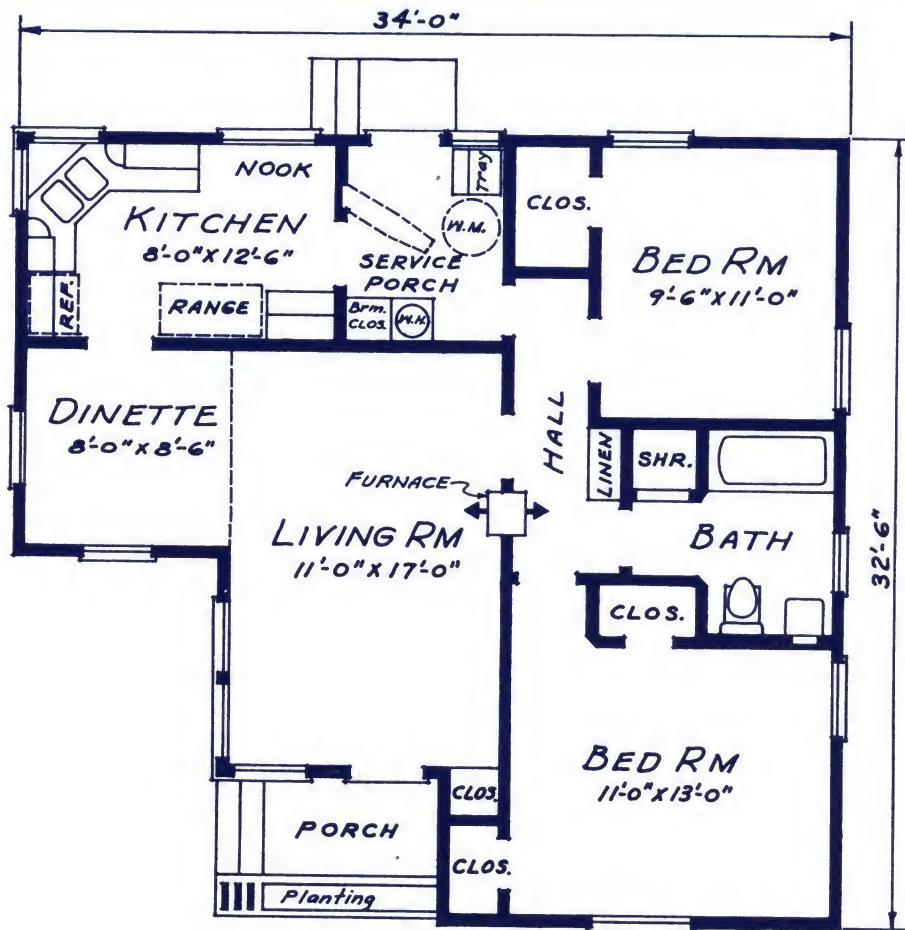
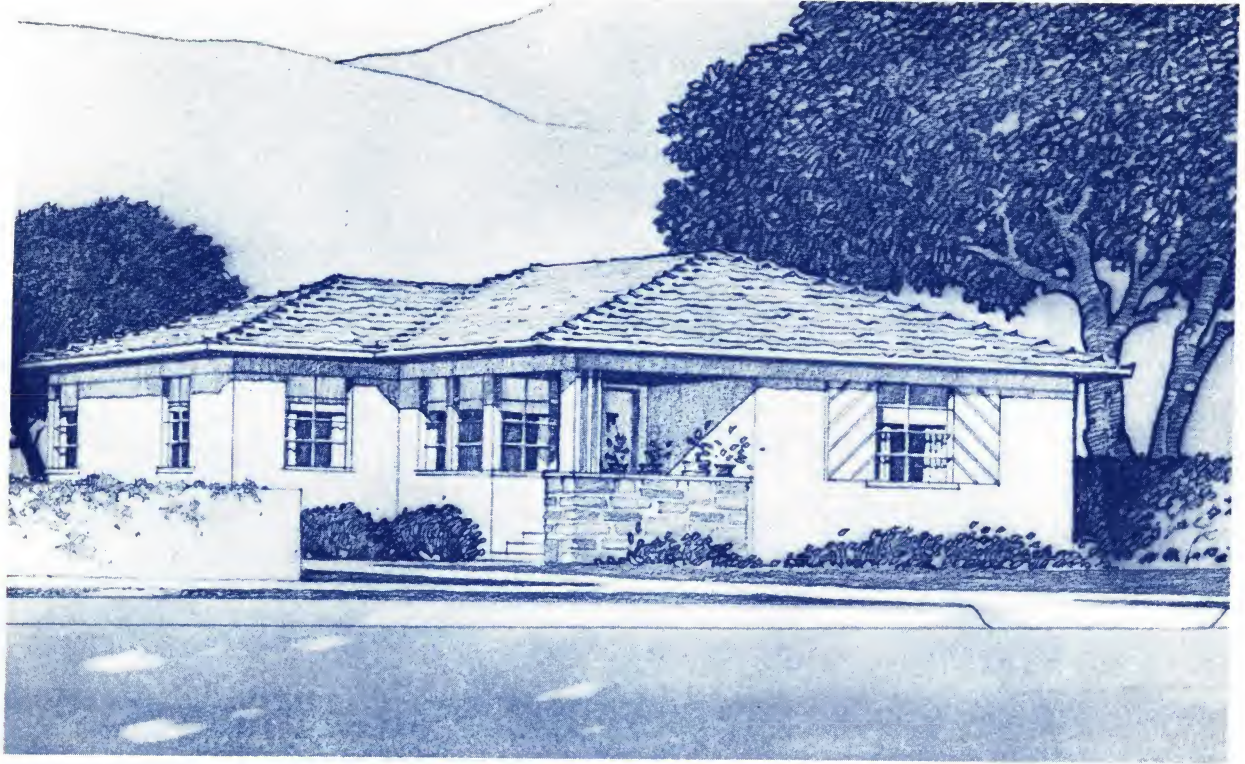


PLAN NO. 212

HOUSE AREA 899'²
 PORCH AREA 45'²

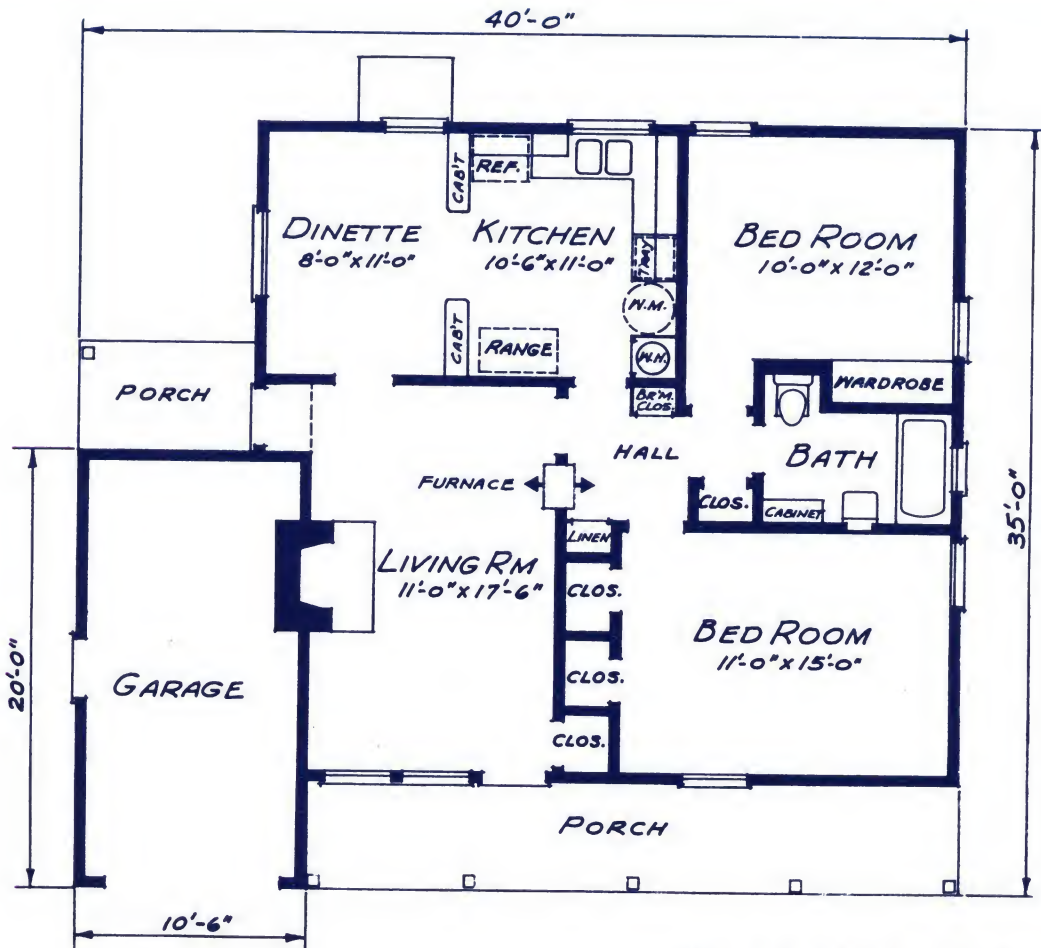
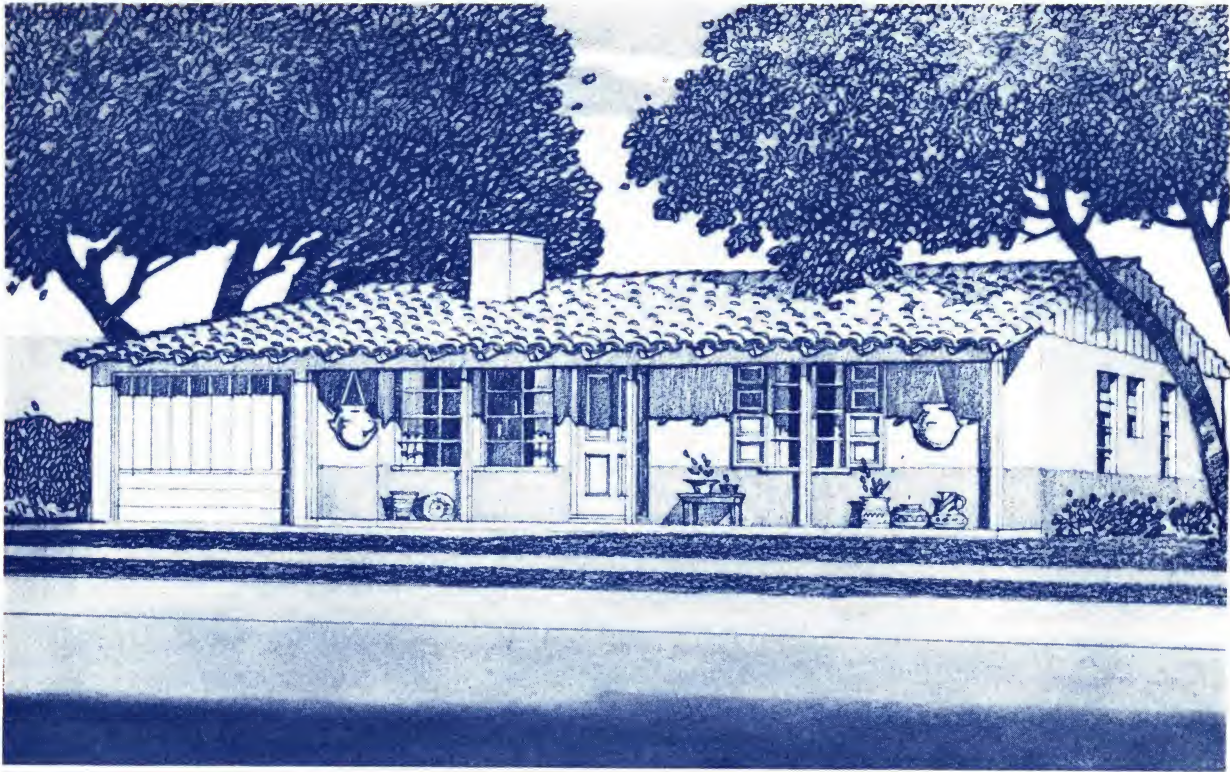


PLAN NO. 213
 HOUSE AREA 900^{sq} ft
 PORCH AREAS 69^{sq} ft



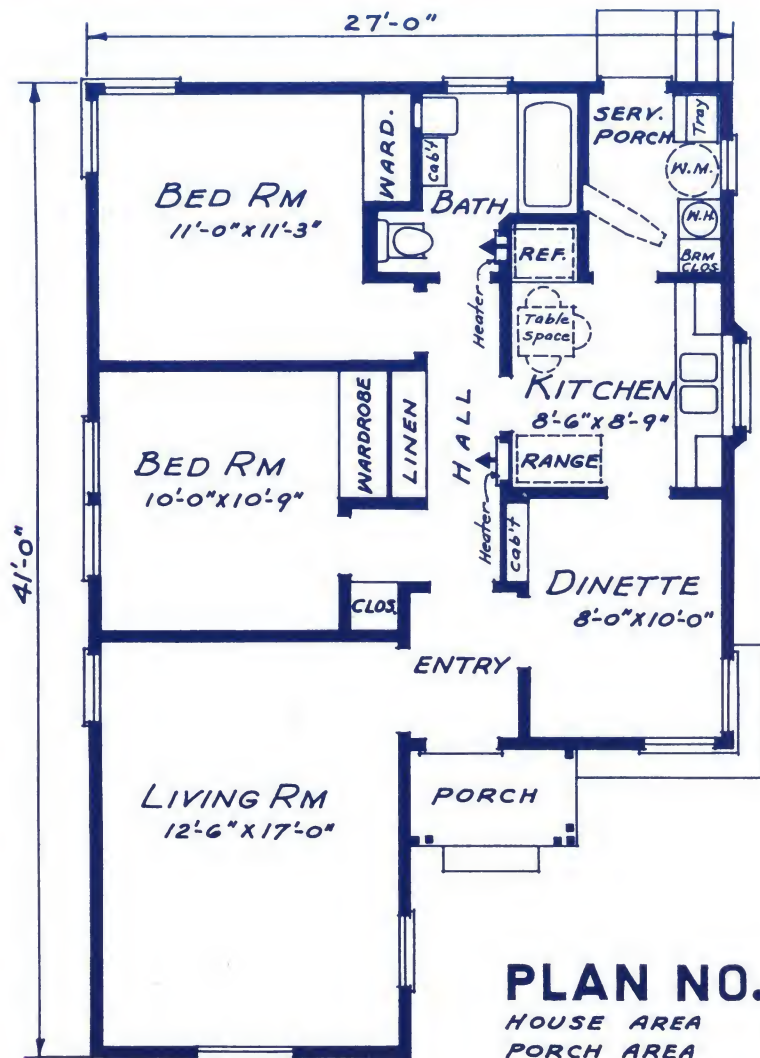
PLAN NO. 214

HOUSE AREA 927^{sq}
 PORCH AREA 52^{sq}

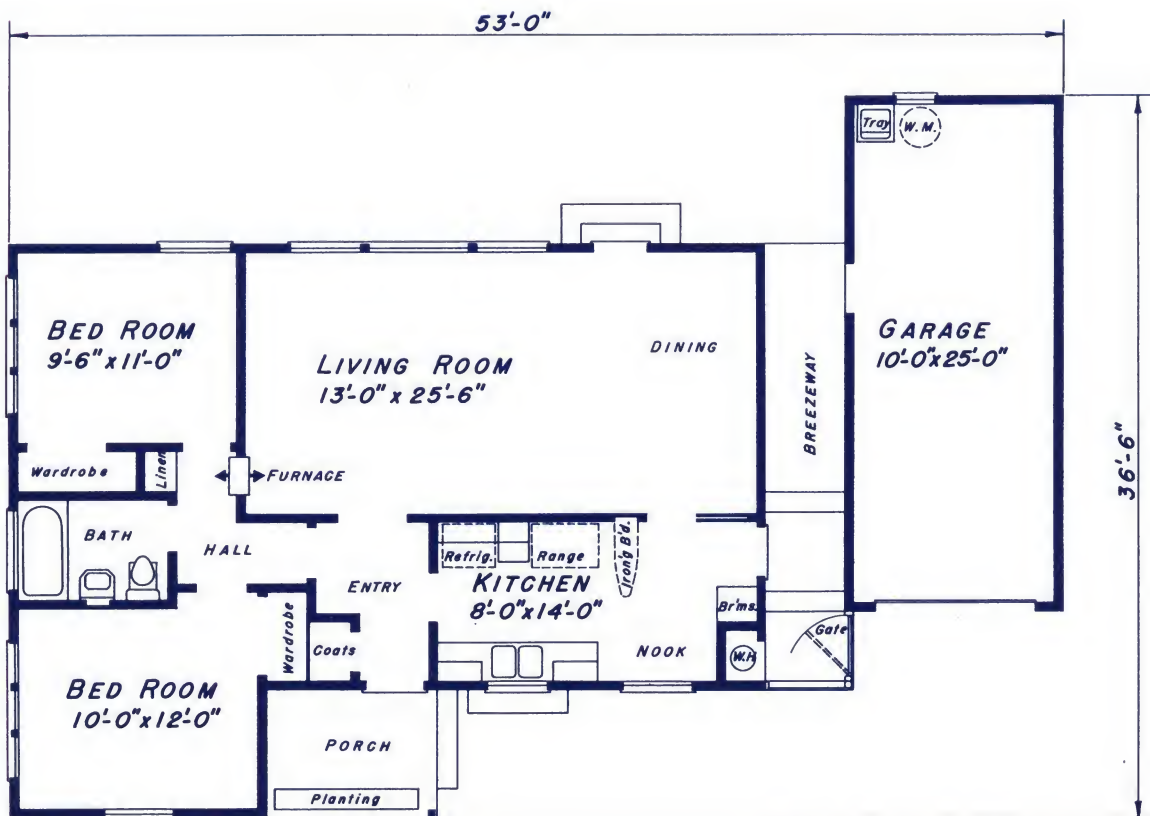


PLAN NO. 215

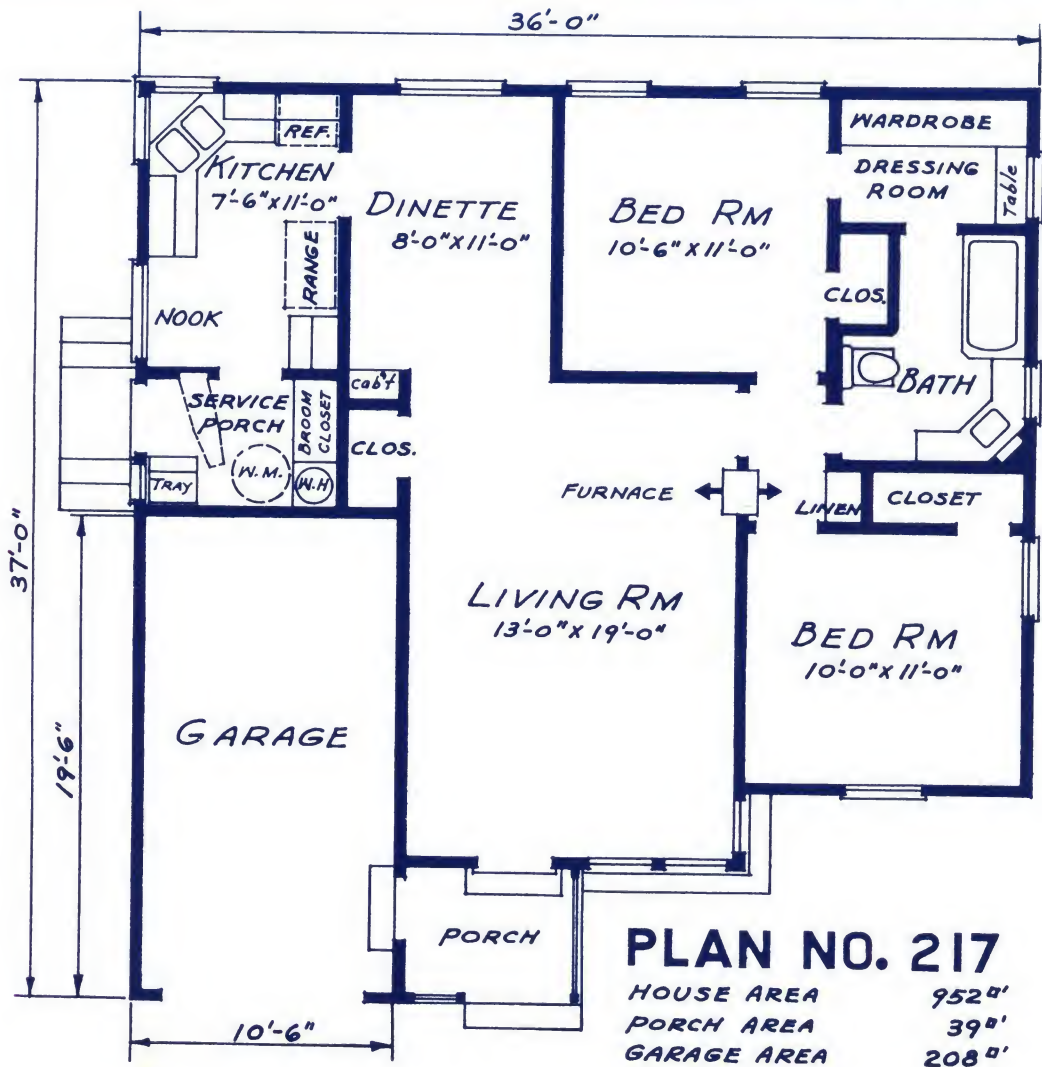
HOUSE AREA = 931^{sq}
 PORCH AREAS = 186^{sq}
 GARAGE AREA = 200^{sq}

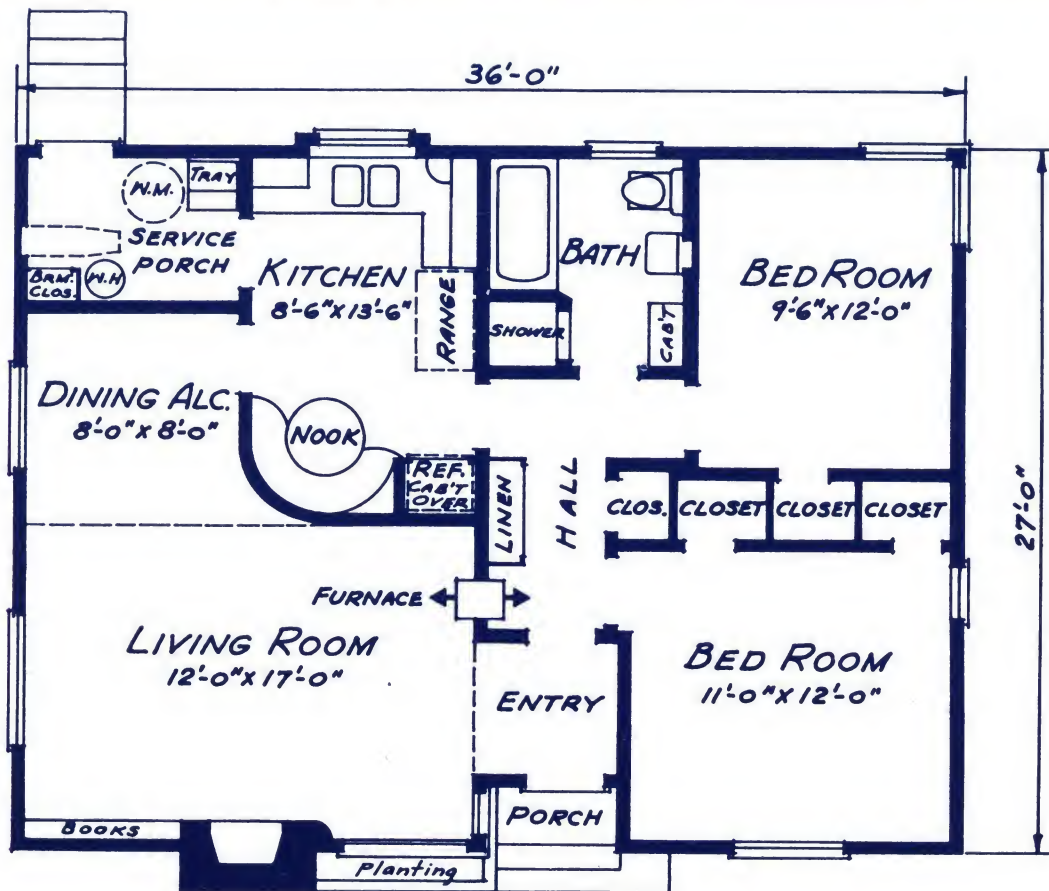


PLAN NO. 216
 HOUSE AREA 932^{sq}'
 PORCH AREA 28^{sq}'

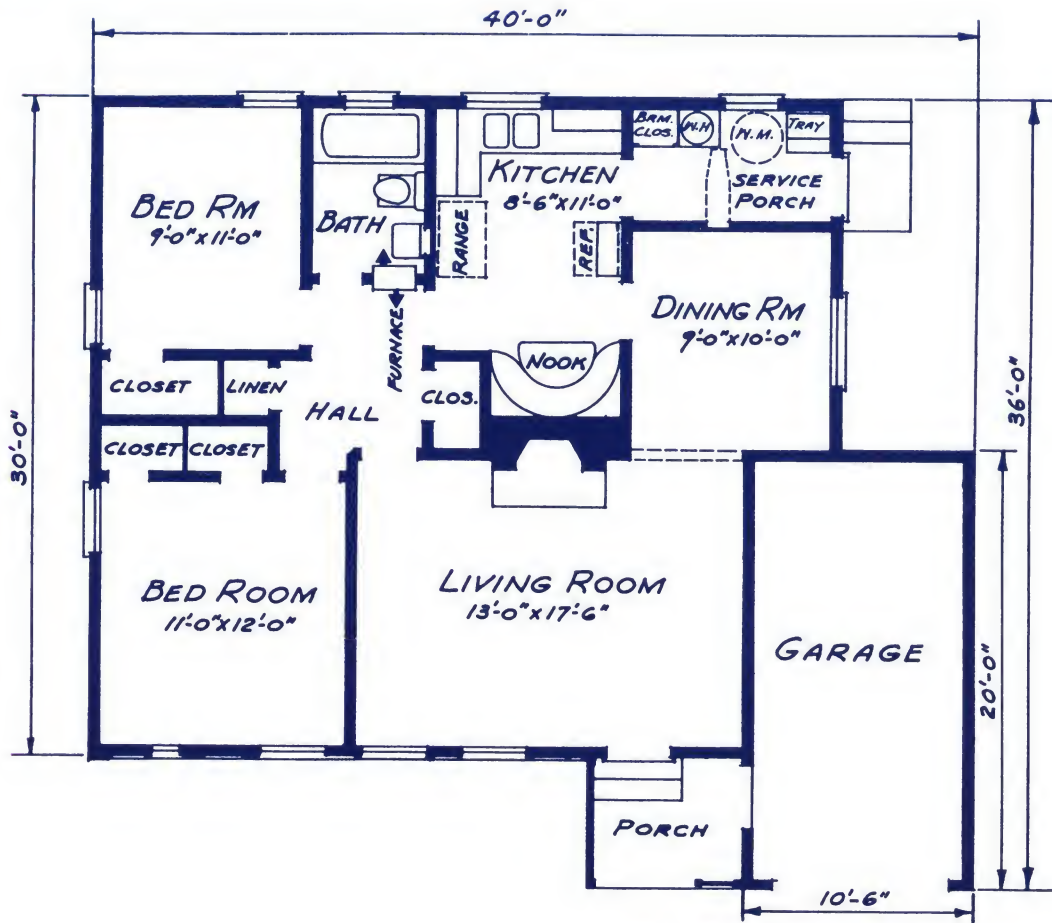


PLAN NO. 216-M
 HOUSE AREA 940^{sq}
 PORCH AREA 55^{sq}
 GARAGE AREA 286^{sq}



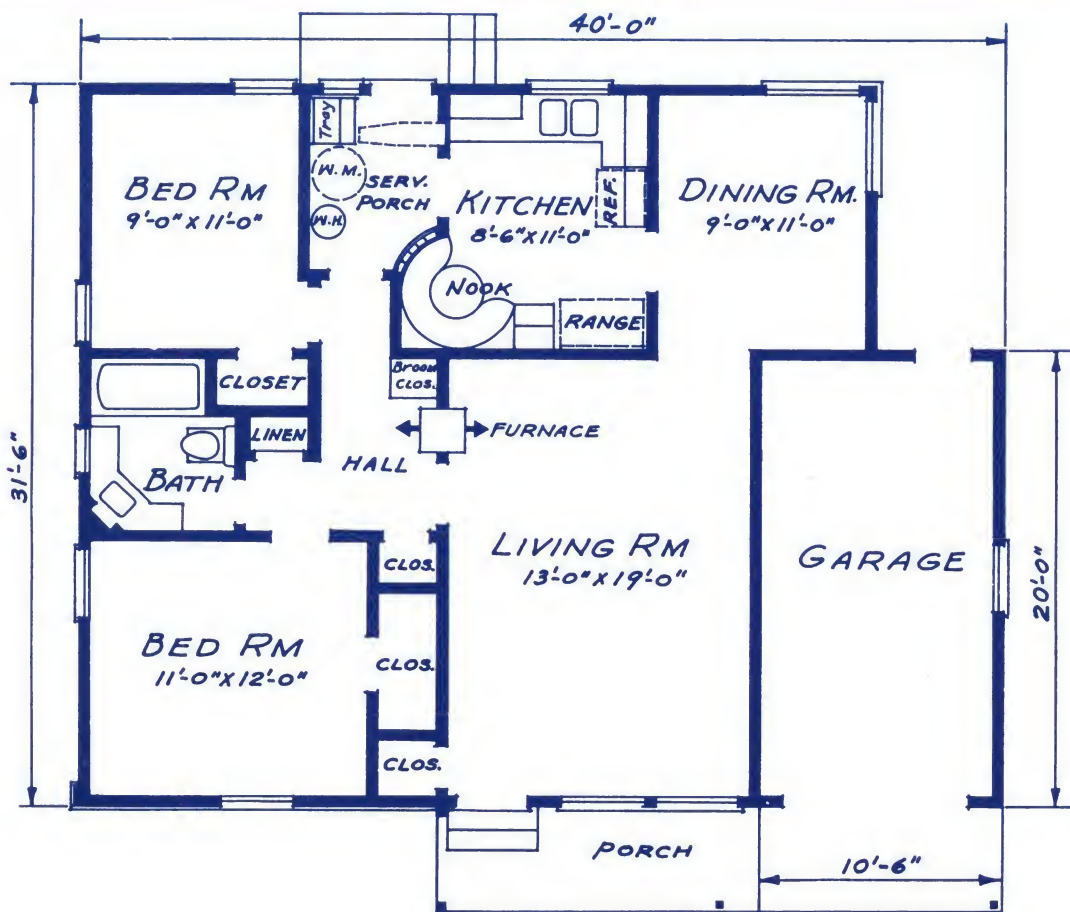
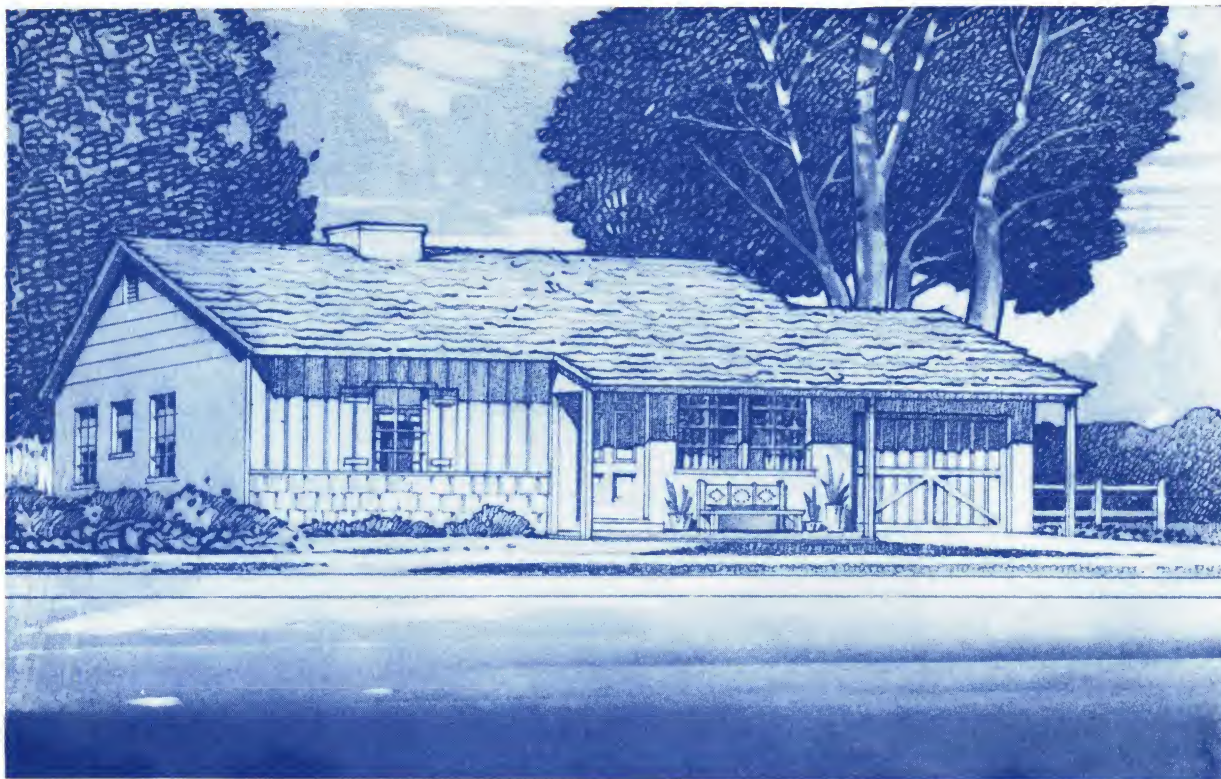


PLAN NO. 218
 HOUSE AREA = 960'
 PORCH AREA = 20'



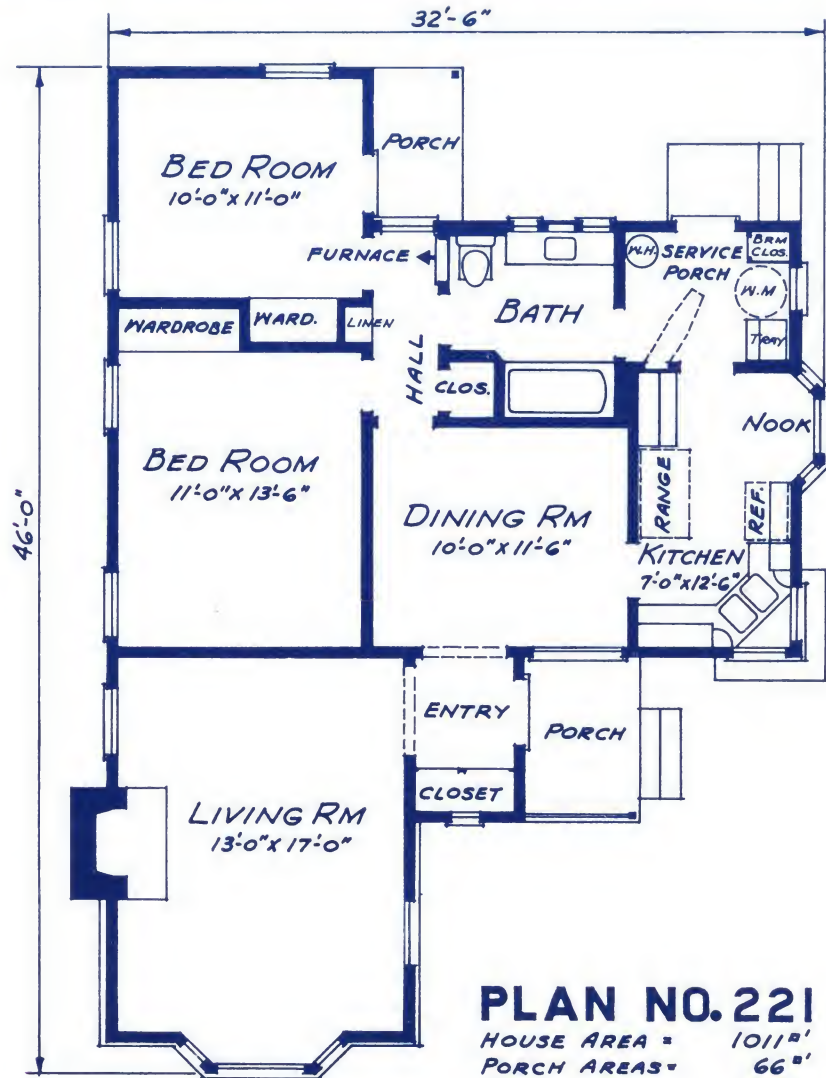
PLAN NO. 219

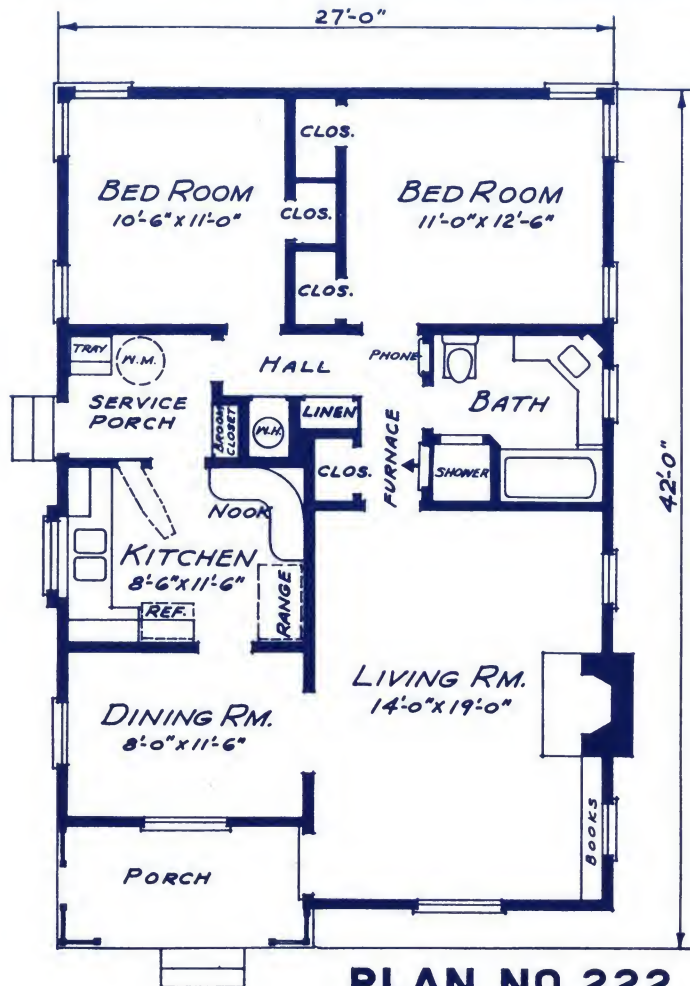
HOUSE AREA = 966^{sq} ft
 PORCH AREA = 42^{sq} ft
 GARAGE AREA = 201^{sq} ft



PLAN NO. 220

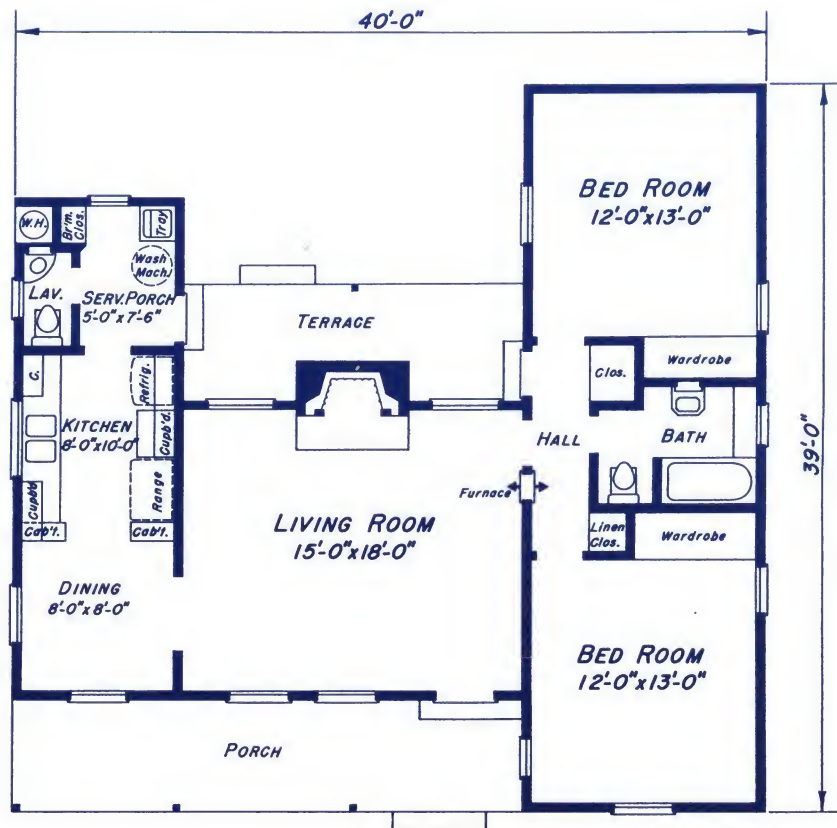
HOUSE AREA 989'²
 PORCH AREA 110'²
 GARAGE AREA 210'²





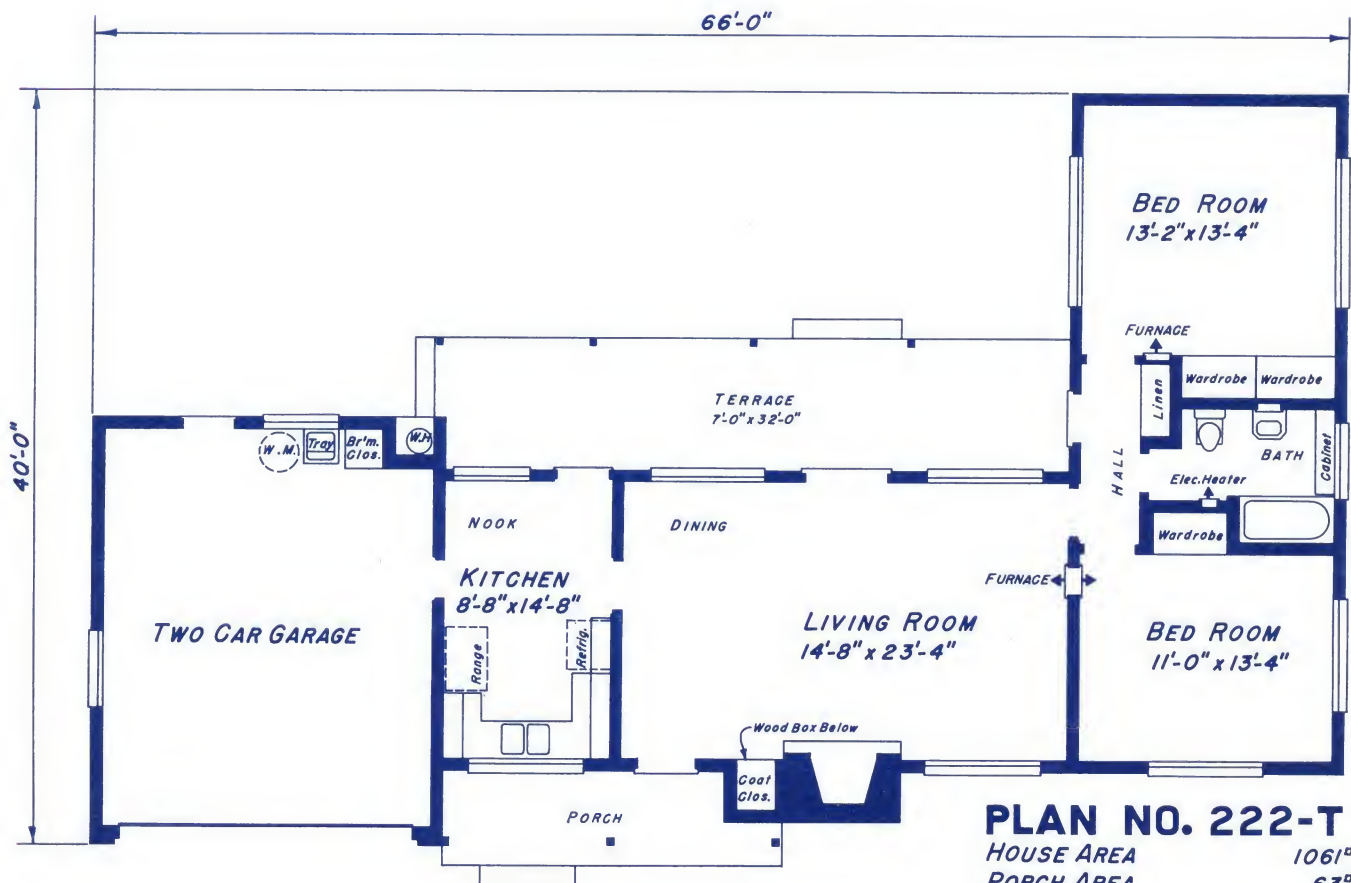
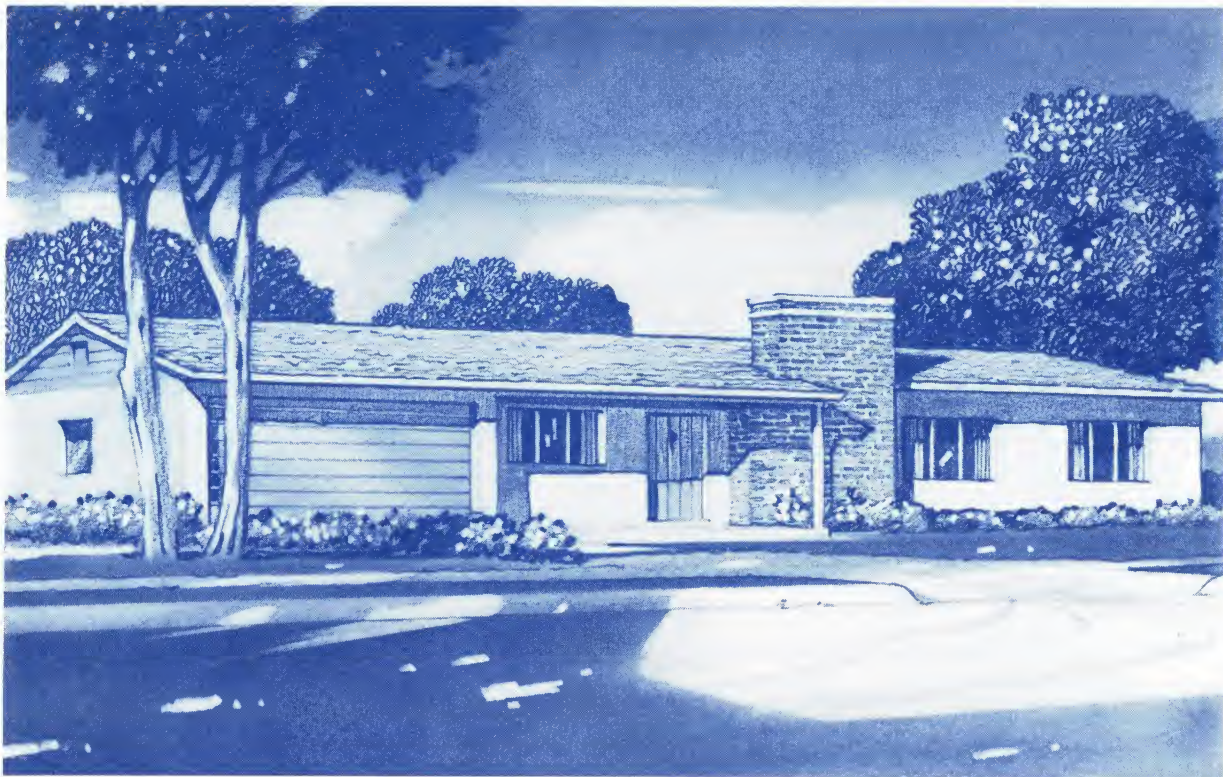
PLAN NO. 222

HOUSE AREA = 1032^{sq} ft
 PORCH AREA = 72^{sq} ft



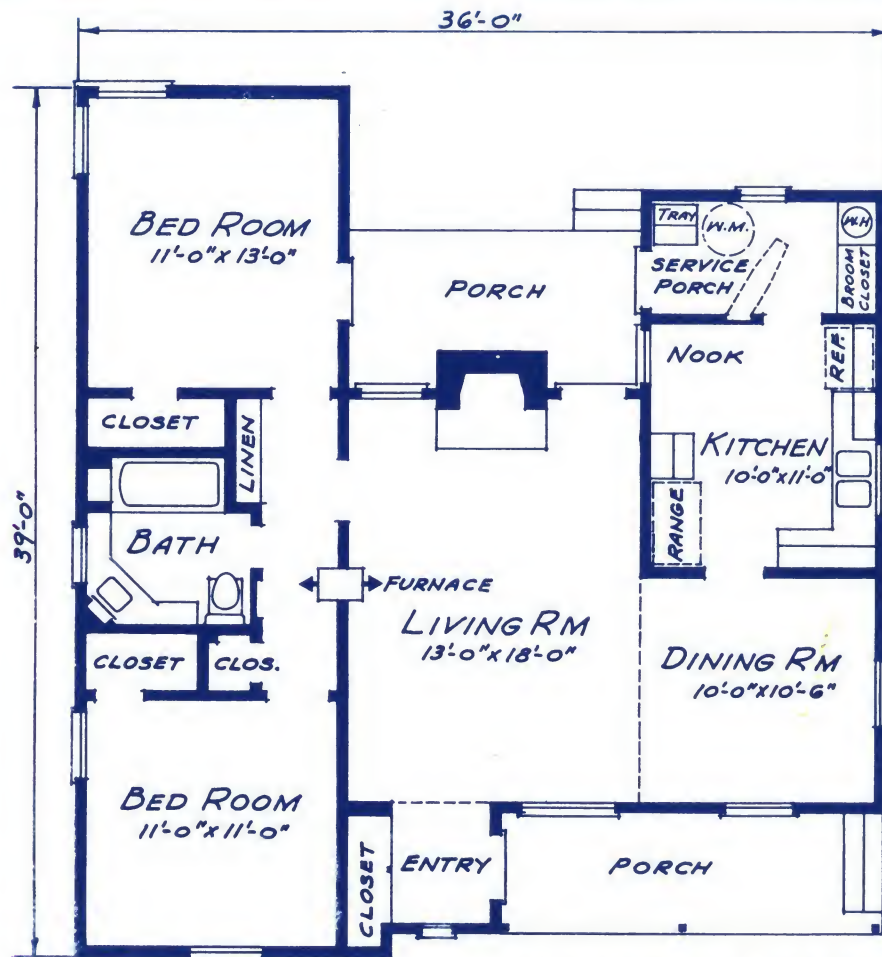
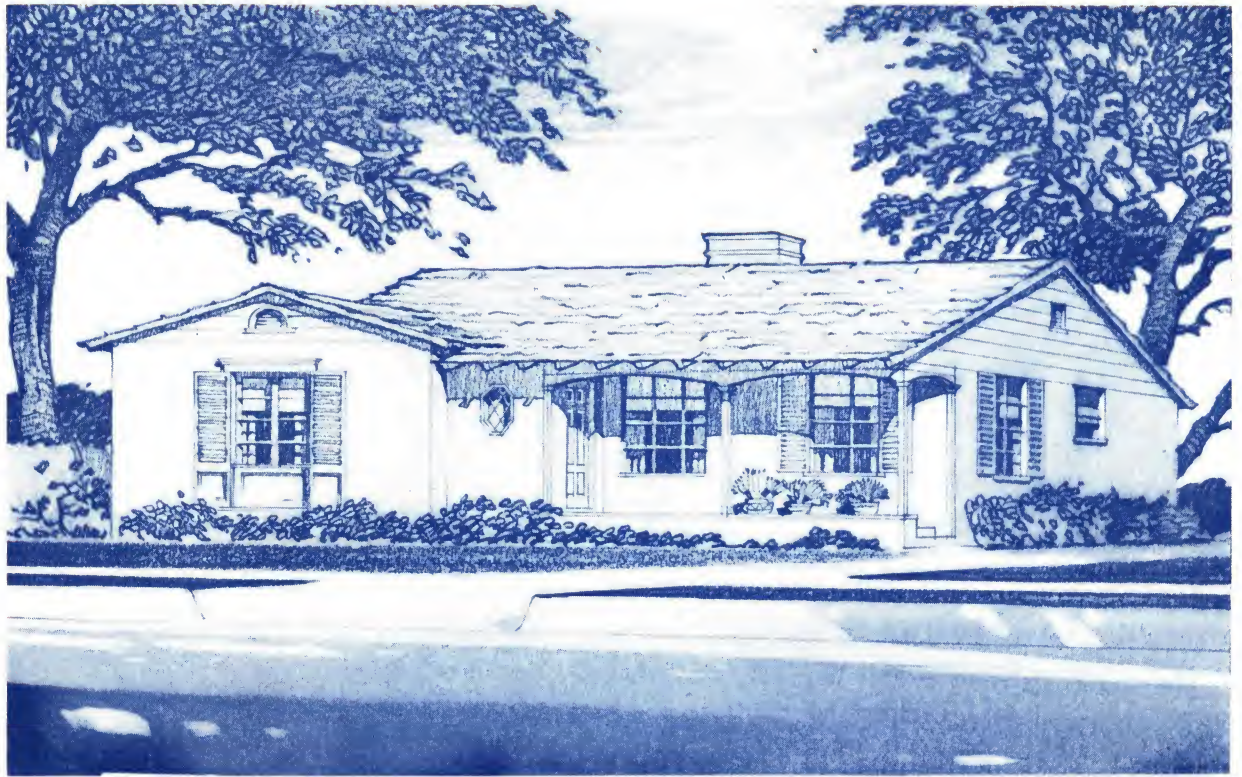
PLAN NO. 222-E

HOUSE AREA 1038^{sq}
 PORCH AREA 162^{sq}
 TERRACE AREA 108^{sq}



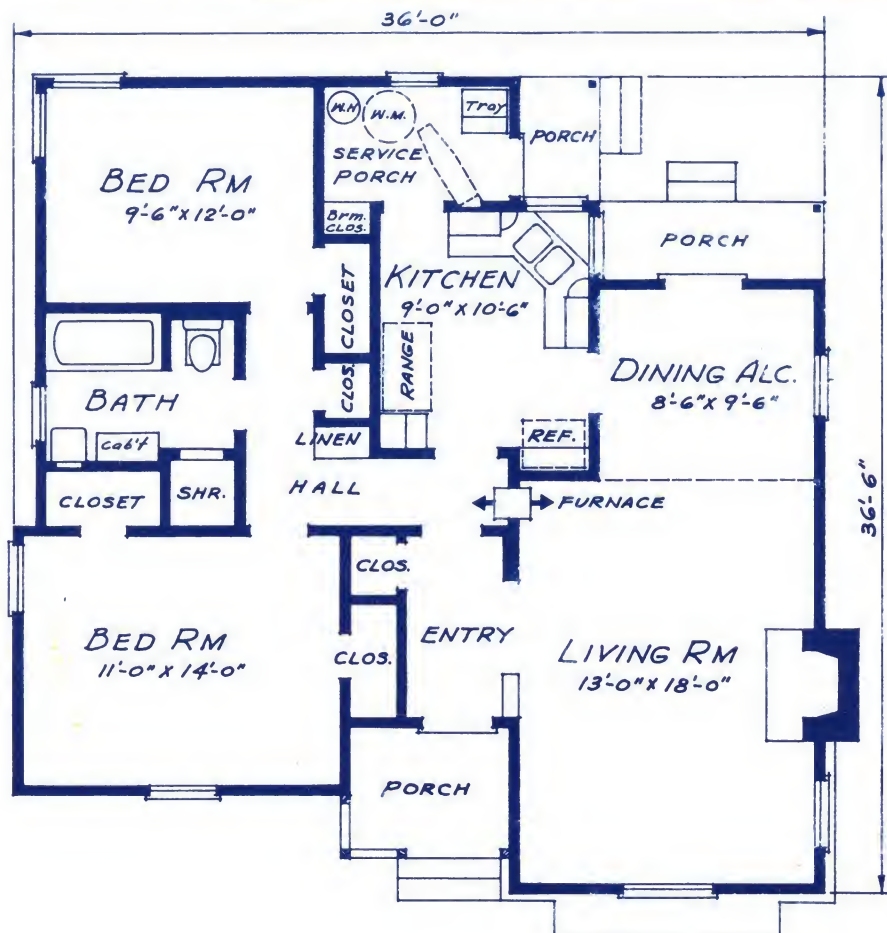
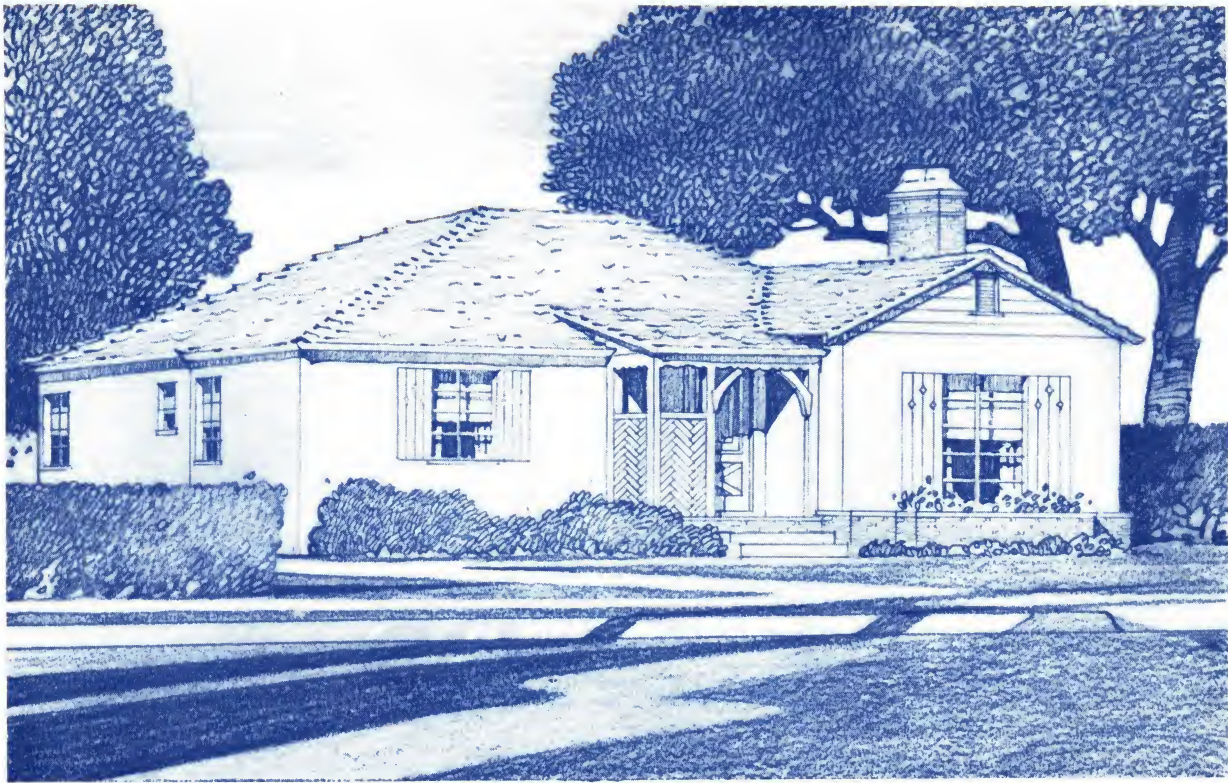
PLAN NO. 222-T

HOUSE AREA	1061 ^{sq}
PORCH AREA	63 ^{sq}
TERRACE AREA	230 ^{sq}
GARAGE AREA	412 ^{sq}

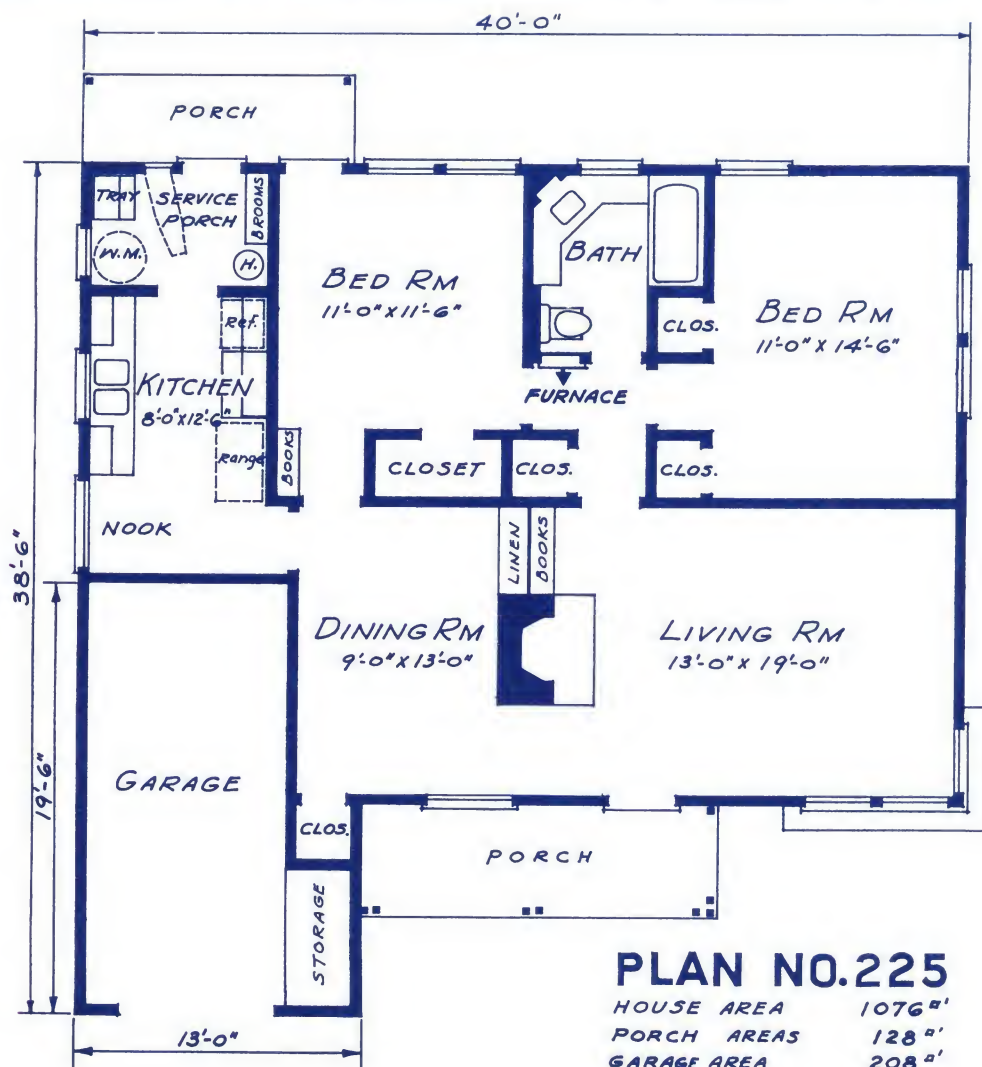


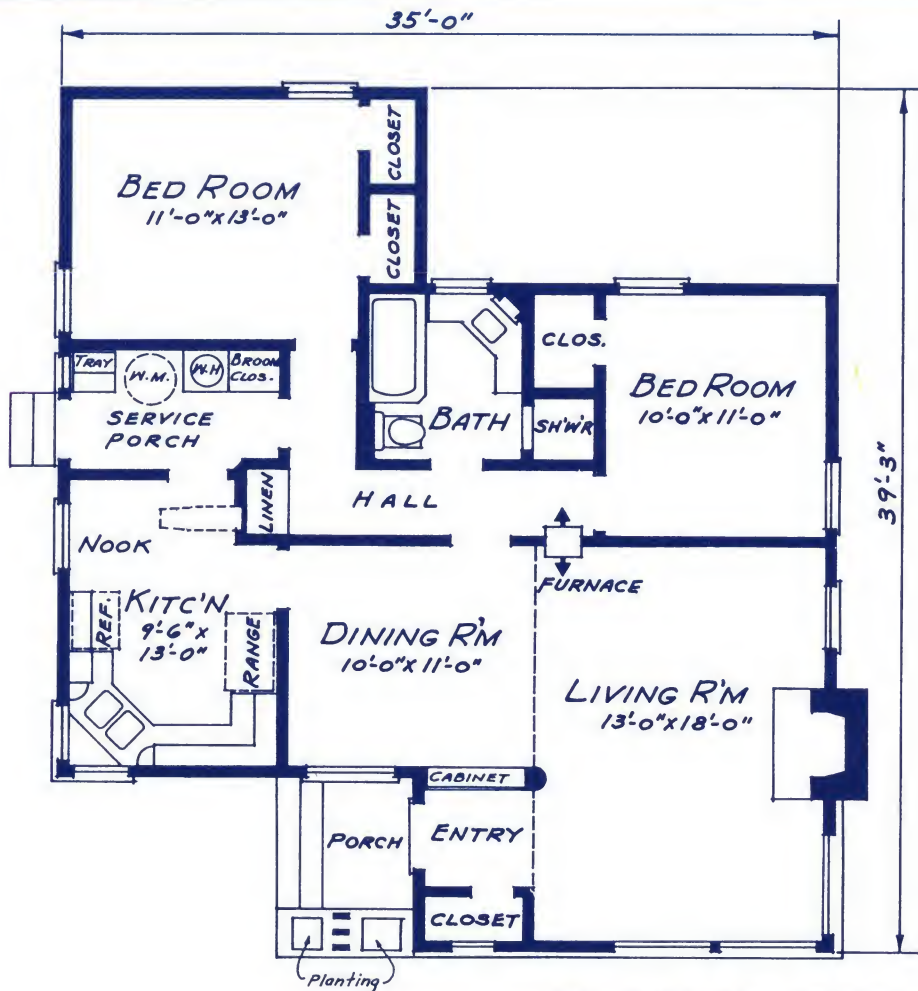
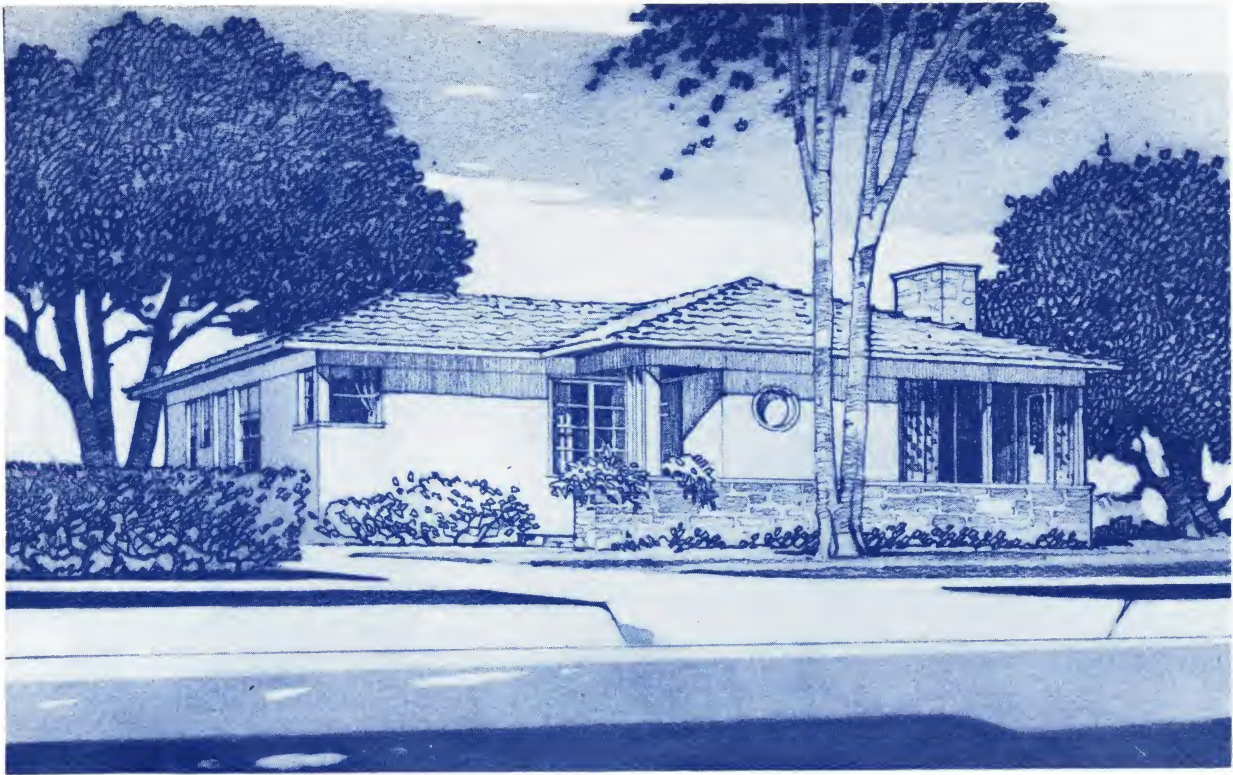
PLAN NO. 223

HOUSE AREA = 1064^{sq}'
 PORCH AREAS = 185^{sq}'



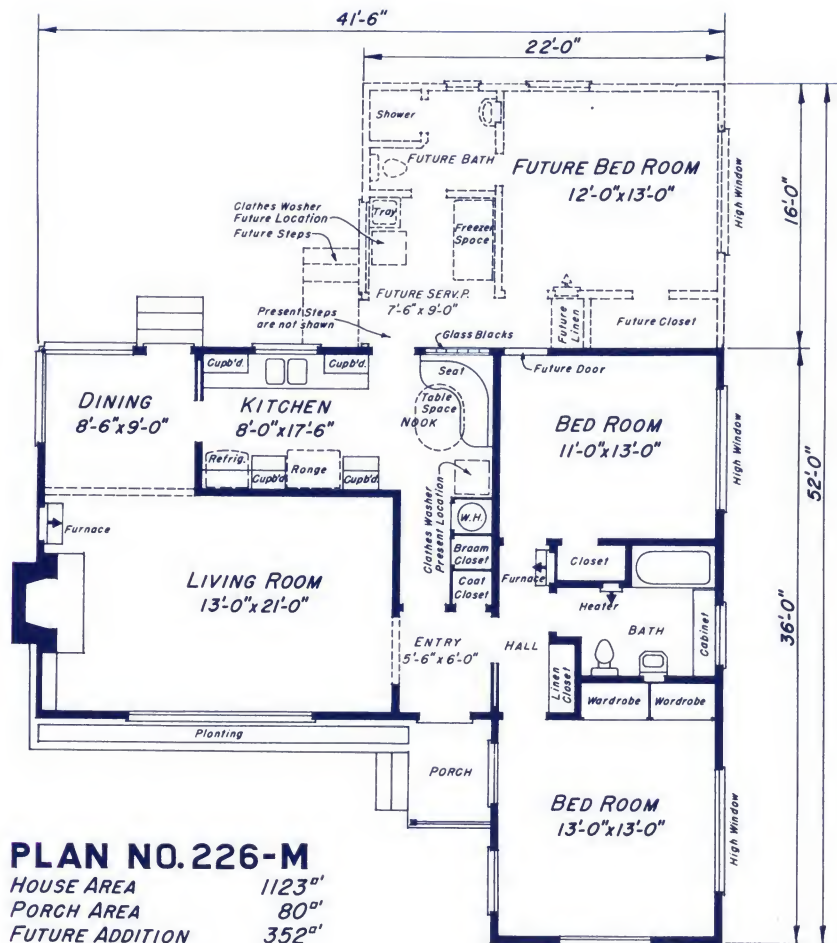
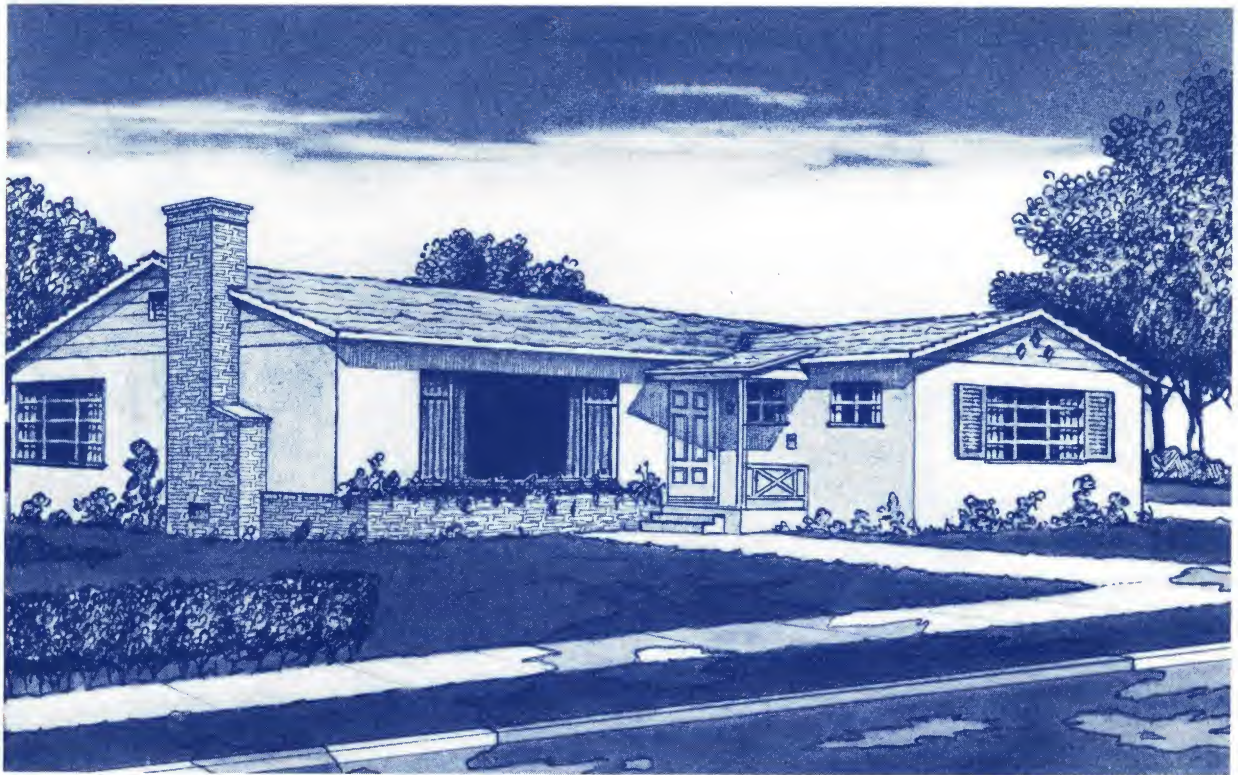
PLAN NO. 224
 HOUSE AREA 1066'²
 PORCH AREAS 97'²

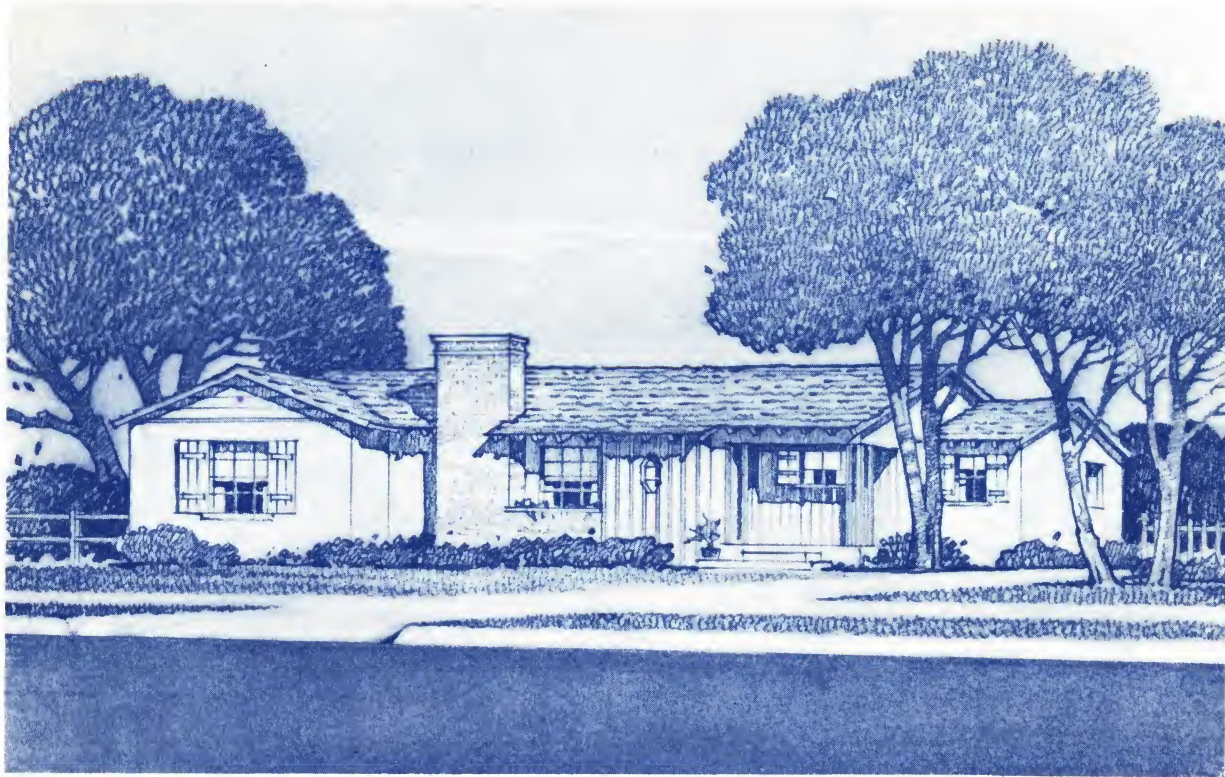




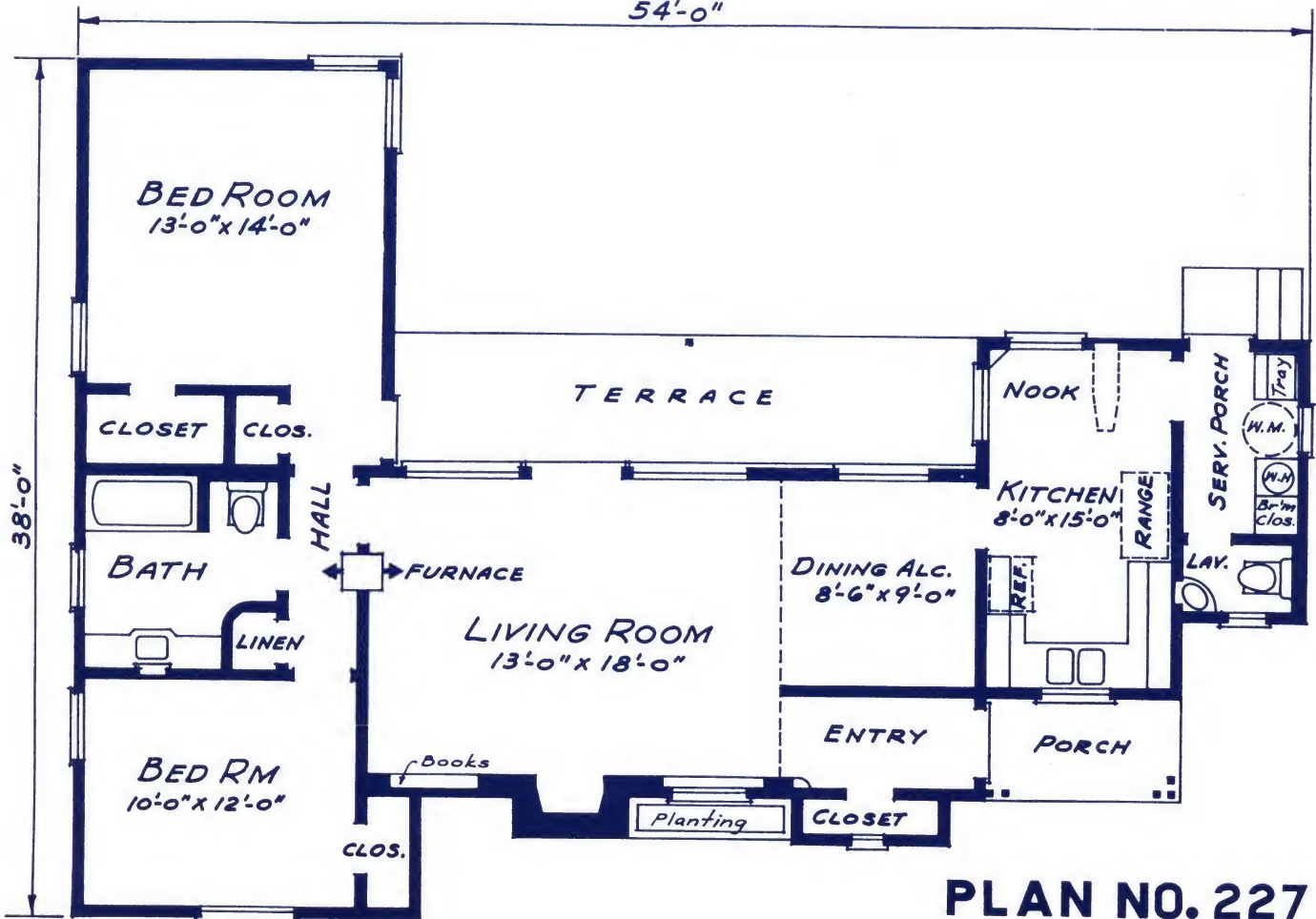
PLAN NO. 226

HOUSE AREA = 1080^{sq} ft
 PORCH AREA = 48^{sq} ft



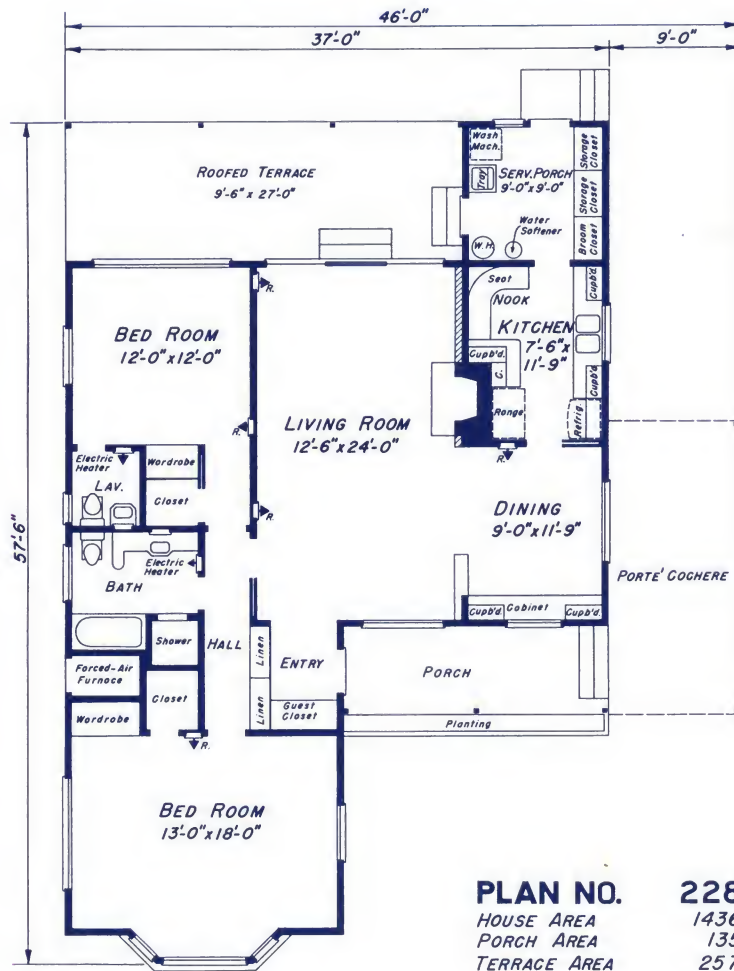


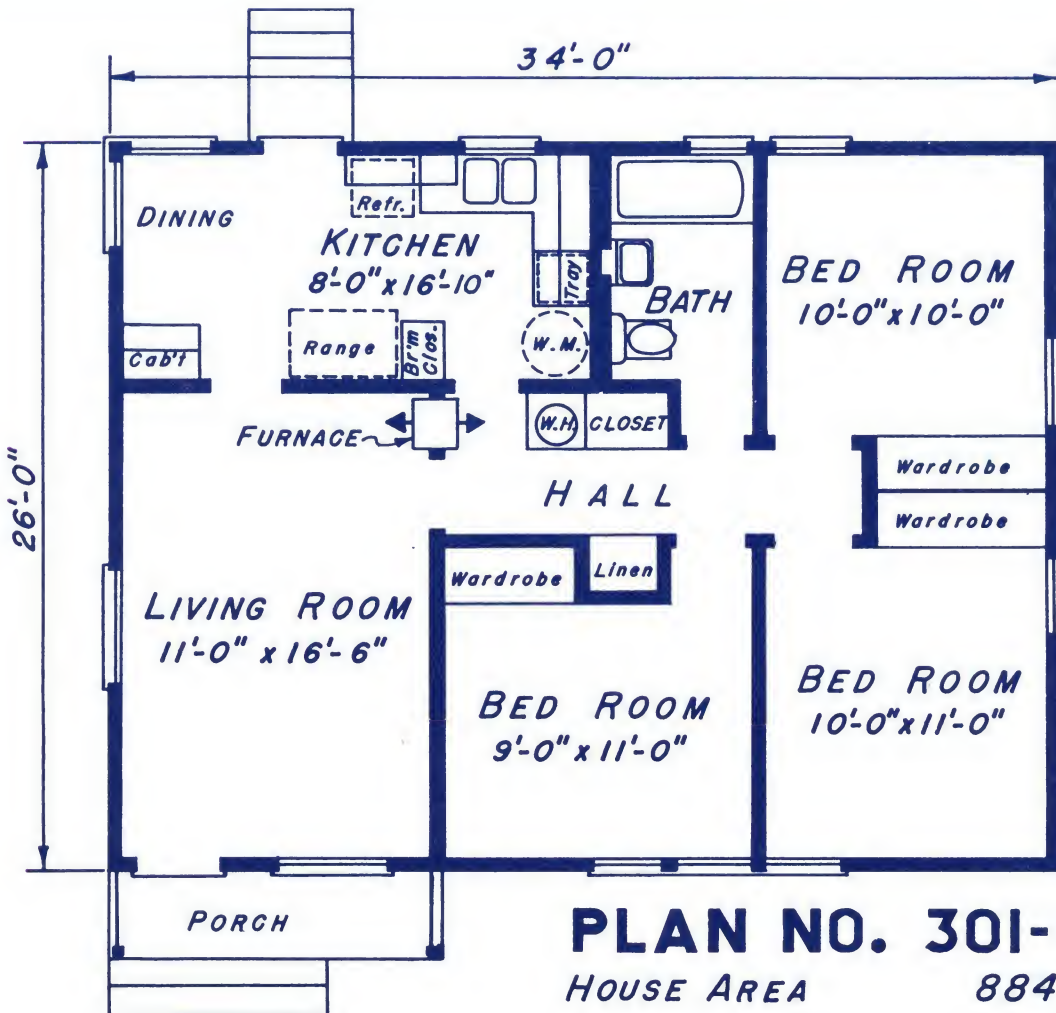
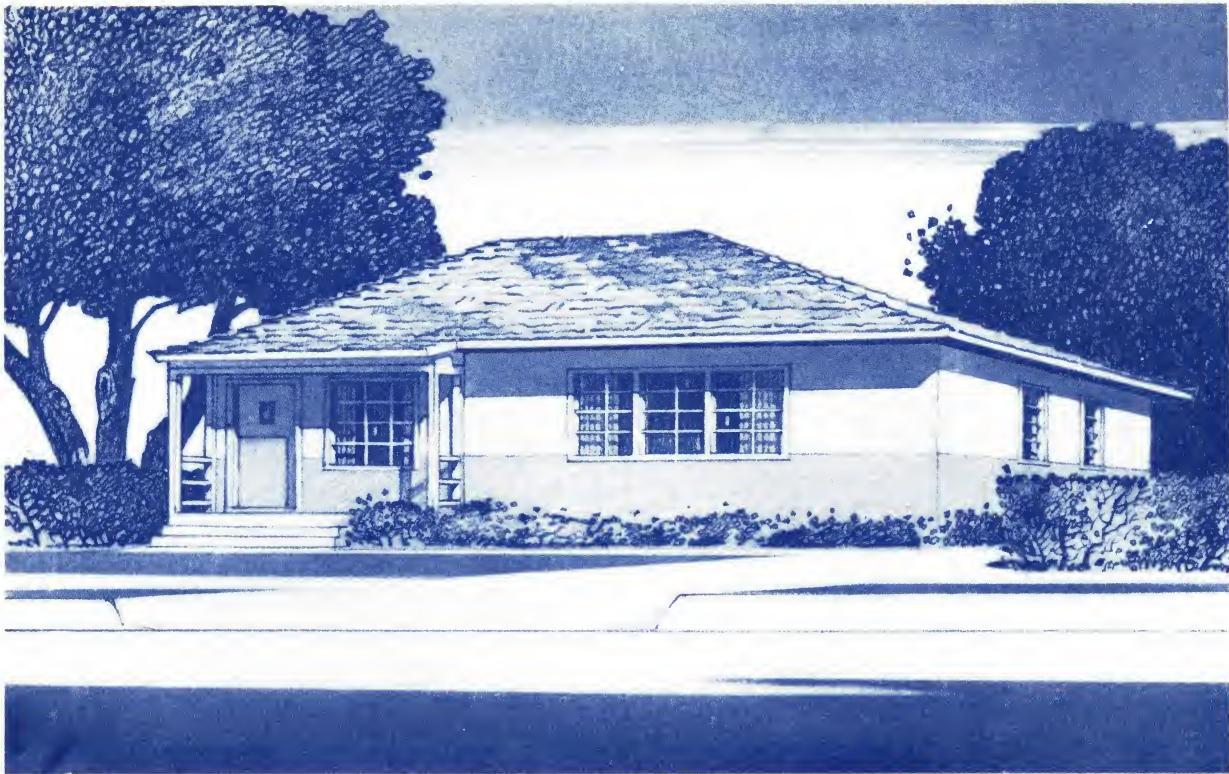
54'-0"



PLAN NO. 227

HOUSE AREA = 1139 sq'
 PORCH AREA = 50 sq'
 TERRACE AREA = 153 sq'





PLAN NO. 301-H

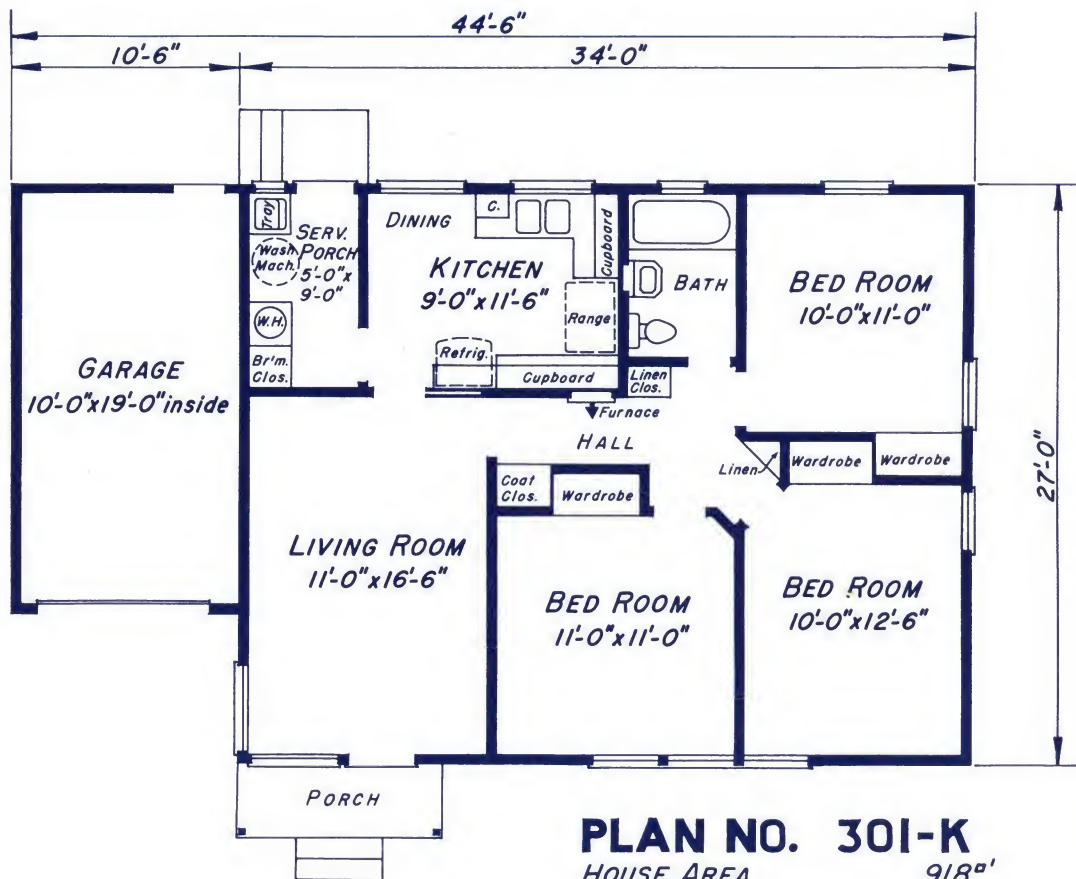
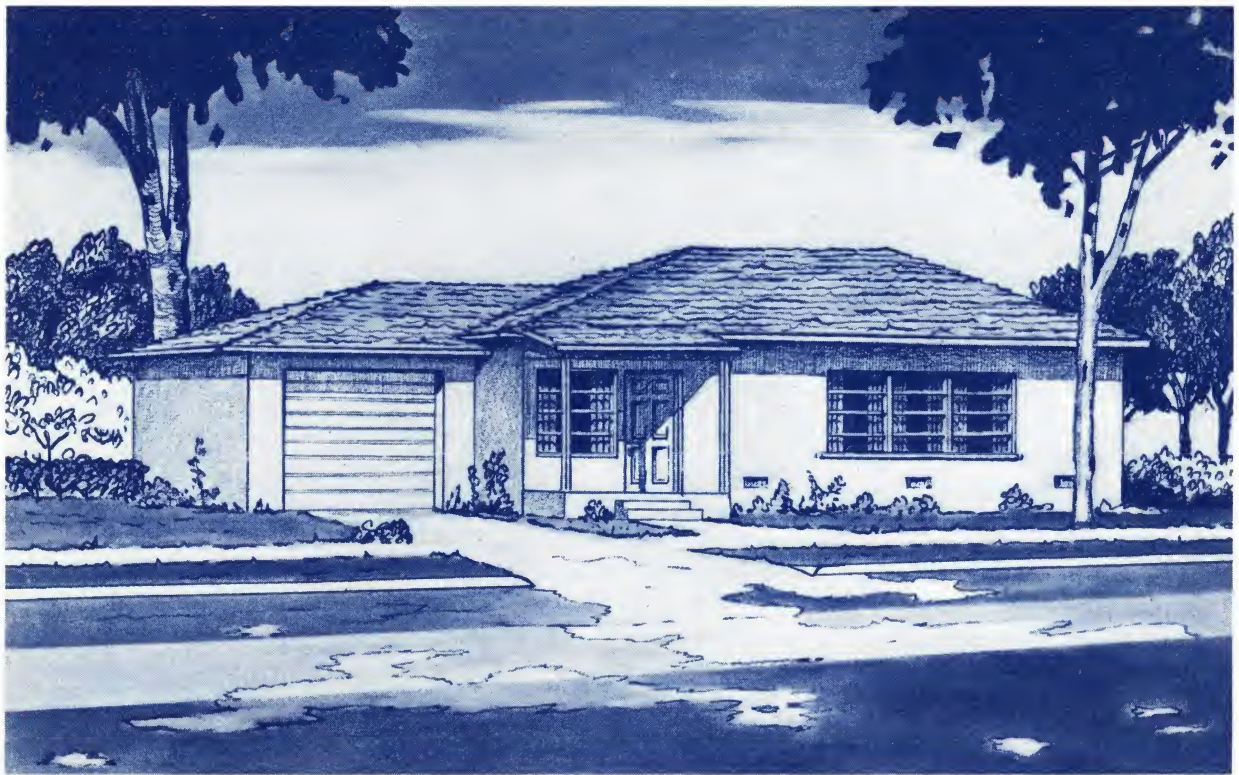
HOUSE AREA

884^{sq}'

PORCH AREA

36^{sq}'

Same plan with a Shed Type Flat Roof, order Plan #301.

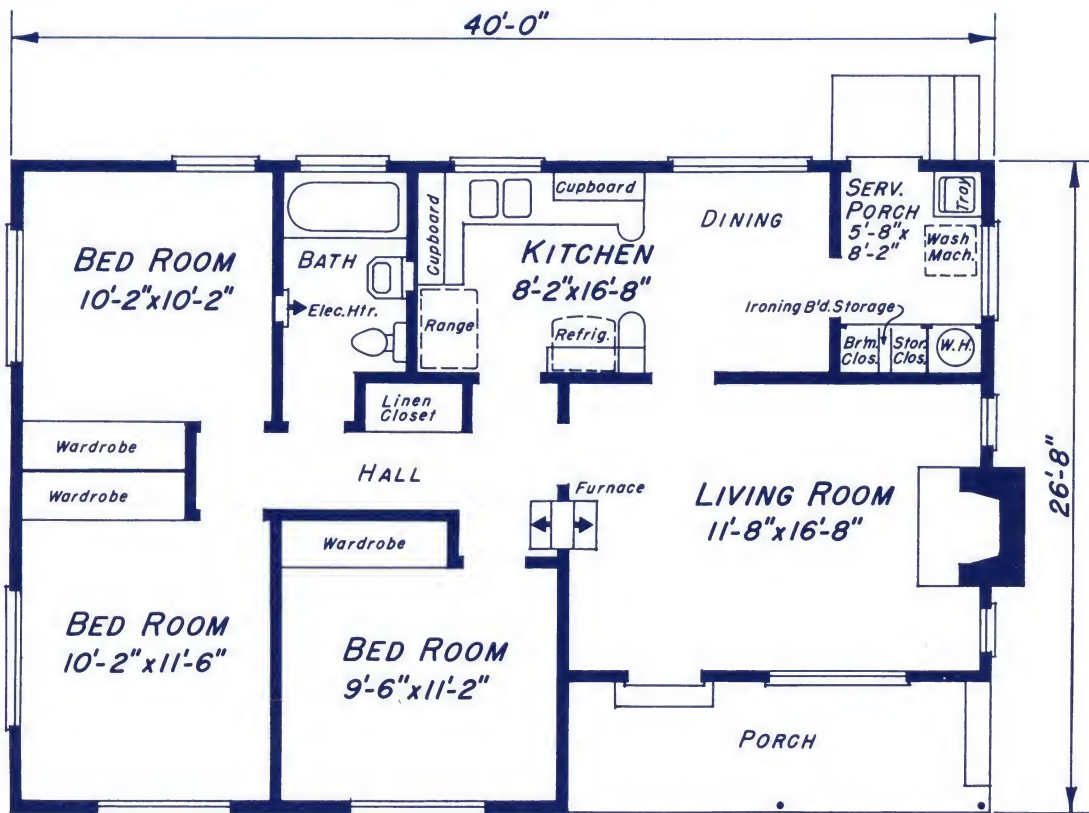
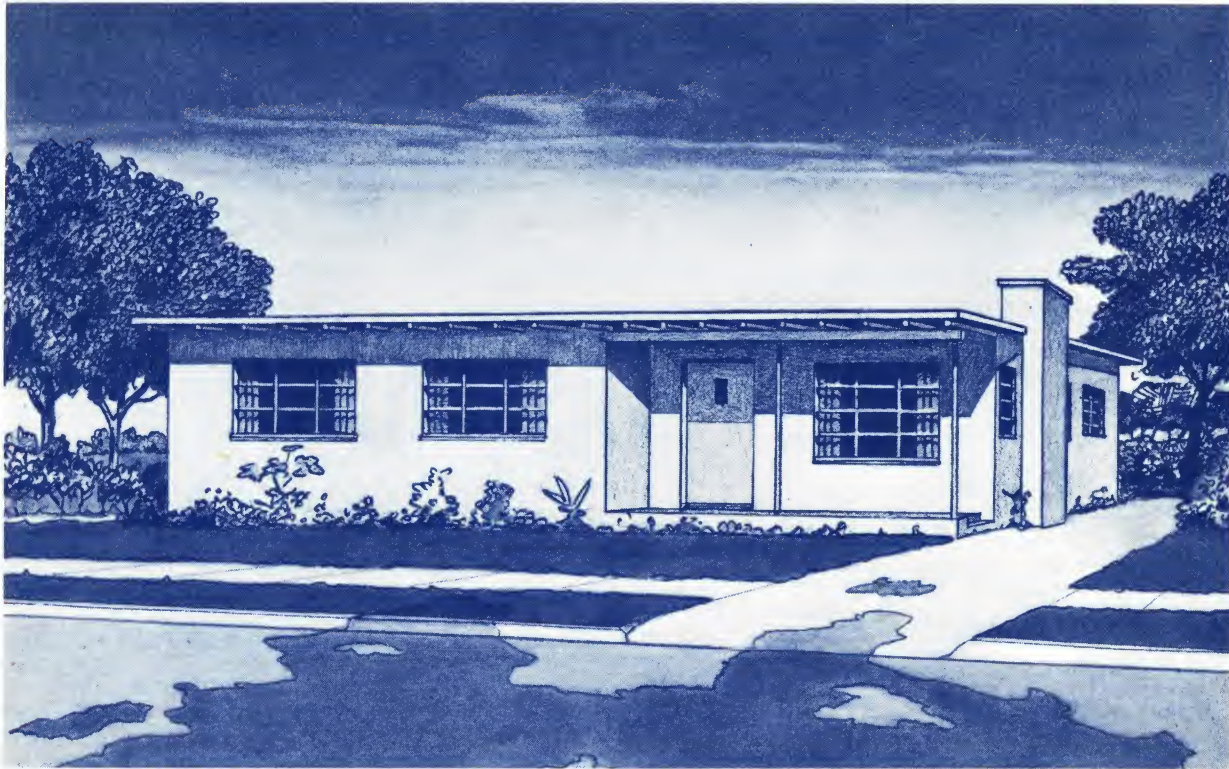


PLAN NO. 301-K
 HOUSE AREA 918^{sq}
 PORCH AREA 33^{sq}
 GARAGE AREA 210^{sq}

Same plan with a Gable Roof, order Plan #301-K2.

Same plan with Gable Roof and the Garage moved forward so that Garage Front parallels front porch, order Plan #301-K3.

Same plan with Hip Roof and the Garage moved forward so that the Garage Front parallels front porch, order Plan #301-K4.

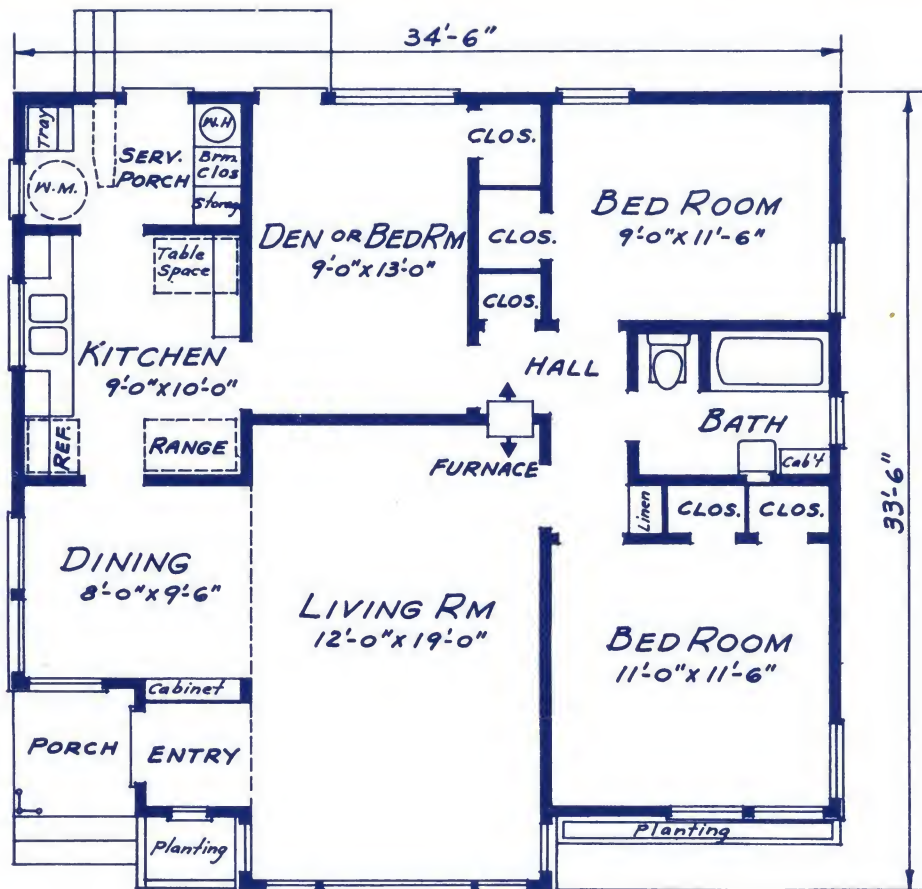
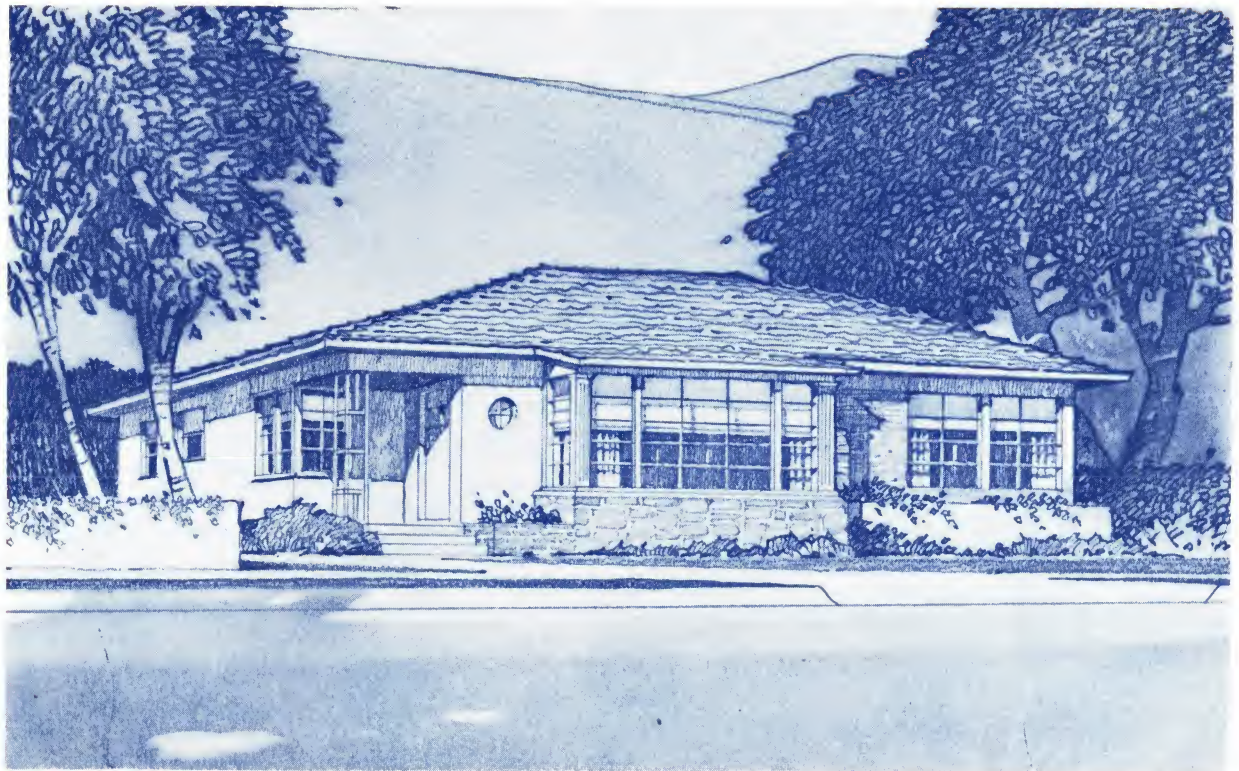


PLAN NO. 301-M

HOUSE AREA
PORCH AREA

986^{sq}
84^{sq}

Same plan—"Reversed" and having a Gable Roof,
order Plan #302-E3R.



PLAN NO. 302

HOUSE AREA = 1064^{sq}
 PORCH AREA = 53^{sq}

"Now is the time-" to indicate

LIVING ROOM FIREPLACE: (Cont.)

- Hearth:- Common Brick Split Brick Marble
Spanish Tile Mosaic Tile Cut Stone
Structural Glass Flagstone Concrete Block
.....
.....
.....
Mantel:- Wood Common Brick Split Brick
Marble Spanish Tile Mosaic Tile
Cut Stone Structural Glass
Flagstone Concrete Block
.....
Equipped with:- Sheet Metal Damper Ash Dump
Cast-Iron Damper Circulator
Fuel Gas Wood Box

DEN FIREPLACE:

- Type:- Solid Fuel Gas Burning
Facing:- Common Brick Split Brick
Spanish Tile Mosaic Tile Marble
Structural Glass Cut Stone Flagstone
Concrete Block
.....
Hearth:- Common Brick Split Brick Marble
Spanish Tile Mosaic Tile Cut Stone
Structural Glass Flagstone Concrete Block
.....
Mantel:- Wood Common Brick Split Brick
Marble Spanish Tile Mosaic Tile
Cut Stone Structural Glass Flagstone
Concrete Block
.....
Equipped with:- Sheet Metal Damper Ash Dump
Cast-Iron Damper Circulator
Fuel Gas Wood Box

WINDOWS:- Make,

- Wood Double-Hung Wood Casement
Wood Side-Sliding Aluminum Casement
Aluminum Double-Hung Aluminum Side-Sliding
Steel Casement Steel Side-Sliding
Steel Double-Hung

WINDOW SCREENS:

- Frames:- Wood Aluminum Steel
Screen Cloth; Galvanized Bronze Copper
Aluminum Plastic

WEATHERSTRIPPING:

- Kind;
Threshold:- Oak Bronze Brass

EXTERIOR STAIRS:

- Treads:- Wood Cement Steel Diato
.....
Handrail:- Wood Stucco on Wood Framing
Ornamental Iron Pipe

INTERIOR STAIRS:

- Treads:- Wood Cement Steel Diato
.....
Handrail:- Wood Stucco on Wood Framing
Ornamental Iron Pipe

HEATING:

- Make Model No.
Gas Fired Electric Oil Fired Coal Fired
.....
Central Furnaces:- Gravity Forced Air
Hot Water Radiant Electric Radiant
.....
Furnace Location:- Closet Wall Dual Wall
Floor Dual-Floor Attic Basement
.....
Individual Heaters:- Electric Wall Heater
Radiant Glass Panel
.....
Controls and Specialties:- Thermostat
Outside Weather Anticipator Vented to Outside Air
.....
B. T. U. Output

AIR COOLING UNIT:

- Make Model

SANITARY WASTE DISPOSAL:

- Public Sewer Septic Tank Cesspool

INSULATION:

- Type;
Location:- Walls Ceiling Roof

MAIN ENTRANCE SPECIALTIES:

- Buzzer Chimes Mail Box Mail Slot
Recessed Mail Box Electric House No. Peephole

SERVICE ENTRANCE:

- Buzzer Chimes Package Receptacle
Milk Receptacle

LIVING ROOM SPECIALTIES:

- Built-in-Furniture (describe).....
.....
Outlets:- Radio T-V Clock Phone

DINING ROOM SPECIALTIES:

-
.....

BEDROOM SPECIALTIES:

-
.....
Outlets:- Radio T-V Phone

DEN SPECIALTIES:

-
.....
Outlets:- Radio T-V Phone

RUMPUS ROOM SPECIALTIES:

-
.....
Outlets:- Radio T-V Phone

on hundreds of different items that

your *Personal Choice* or *Decision*

KITCHEN SPECIALTIES:

Cabinets:- Wood Job Built Mill Made
Pre-finished Type of Doors
Counter Top:- Tile Linoleum Formica
Rubber Tile Stainless Steel
Range:- Gas Electric Size x
Refrigerator:- Gas Electric Size x x
Automatic Dishwasher:- Make Model
Garbage Disposal Unit:- Make Model
Electric Fan Over Range:- Make Model
Phone Outlet Clock Outlet Metal Lined Drawers
Electric Food Mixer Space:- Make Model
Towel Bars:- Chrome Porcelain Glass
Wood Plastic
Soap Dishes:- Recessed Wall-Hung Tile
Chrome Porcelain
Special Cabinets or Hardware;
.....
.....

SERVICE PORCH OR UTILITY SPECIALTIES:

Water Heater:- Gas Electric Make
Model Capacity
Laundry Trays:- Size x , Type
Clothes Washer Space:- Size x
Type:- Standard Automatic
Clothes Dryer Space x
Clothes Ironer Space x x
Deep Freezer Space x x
Water Softener:- Make Model
Built-in-Ironing Board Location
Portable Ironing Board Storage Space
Clothes Hamper Space:- Built-in Portable

BATHROOM SPECIALTIES:

Pullman Lavatory Top:- Tile Structural Glass
Formica Linoleum Rubber Linoleum
Stall Shower:- Glass Door Curtain Rod Lite
Vent Electric Fan
Tub:- Glass Enclosure Curtain Rod
Shower Fixture Over
Towel Bars:- Chrome Porcelain Glass
Wood Plastic
Soap Dishes:- Recessed Wall-Hung Tile
Chrome Porcelain
Toilet Tissue Holder:- Recessed Wall-Hung
Tile Chrome Porcelain
Clothes Hamper Space:- Built-in Portable
Medicine Cabinet:- Steel Wood Make
Model Size x
Special Fixtures;

BREAKFAST NOOK SPECIALTIES:

Built-in-Seat

CLOSET SPECIALTIES:

Wardrobes Walk-in Entry Guest
Linen Cedar Game Broom
Special Storage

WINDOW AND GLAZING SPECIALTIES:

Valance Boxes
Picture Windows
Bay Windows
Shades
Venetian Blinds
Obscure Glass
Corrugated Glass
Glass Blocks
Built-in Mirrors

DOOR SPECIALTIES:

Entrance
Interior
Sliding
Accordion
Louvered
Curtition (fabric)
Mirrored
French
Glass Patio

GUTTERS AND DOWNSPOUTS:

Location
Galvanized Sheet Metal Copper Aluminum Wood
Style

ROOF CORNICE SPECIALTIES:

Facing:- Facia Board Moulding Gutter
Soffit:- Open Stucco Wood

PLANTING AND FLOWER BOXES:

Common Brick Split Brick Concrete Block
Concrete Cut Field Stone Flagstone Redwood

FENCES AND GATES:

Wood Fences:- Board Picket Split Rail
Stucco on Wood Frame
Masonry Fences:- Concrete Block Brick
Flagstone Cut Field Stone
Metal Fences:- Wire Ornamental Iron
Gates

GARAGE:

Size x
Car Door x Overhead
Sliding Hinged Electric Door Operator
Window Service Door Work Bench
Storage Racks

SPECIAL CONSIDERATIONS:

Flood Lites Exterior Wall Waterproofing
Exterior Painting Inter-Communicating Systems
Built-in-Vaults Safes Barbecue
Work Shop Hobby Shop Green House
Garden Tool Storage Dark Room
Electric Meter Cabinet Gas Meter Cabinet
Swimming Pool Play Yards Service Yards
Clothes Lines Incinerator
Landscaping Lawn Sprinklers
Terrace Walls Retaining Walls
Garden Hose Connections Hardware
Lite Fixtures Radio Aerials
T-V Antennas Weathervanes

truly *"make a House a Home"*

The Home Office of "DESIRABLE HOMES"

GENERAL ENGINEERING SERVICE CO.



MORE THAN 25 YEARS OF ARCHITECTURAL and ENGINEERING SERVICE

General Engineering Service Co., has specialized, for over a quarter century, in the preparation of Architectural and Engineering and Construction Supervision for thousands of Private Residences, and Residential Tracts, Apartments, Commercial and Industrial Buildings.

Geo. J. Fosdyke, Structural and Civil Engineer, Author and Publisher of "DESIRABLE HOMES," is the owner of GESCO. He has attracted, to his organization, other outstanding Architectural and Engineering designers and draftsmen. These, together with other members of the GESCO staff, are pictured above.

Thousands of individuals come to GESCO for advice or particular and personal attention regarding their own Building Plans.

To extend some measure of this service to Individual prospective Home Builders on a National scale, "DESIRABLE HOMES" was created by Geo. J. Fosdyke, in 1947. Tens of thousands of prospective Home Builders all over the country have used "DESIRABLE HOMES" to save time, money and to insure a perfectly "Architecturally Engineered Dream Home" of their own personal and exacting choice.

The Fourth Edition of "DESIRABLE HOMES" was a featured promotion of National Home Week (Sept. 10-17, 1950) by all of the more than 200 Savings and Loan Association members of the California Savings and Loan League.

Now, in Seventh Edition, the floor plans and elevations illustrated are the most popular selection from scores of others on file at GESCO for your further consideration.

"DESIRABLE HOMES" has also been purchased and used by Savings & Loan Associations, Banks & Real Estate Firms, Concrete Block Mfgr's & Brick Companies, Lumber Yards & Building Supplies Dealers, Tract Developers and "Owner-Builders."

No small measure of this recognition is due to the Editorial Contributions of other Building Industry Authorities correlated by the Author. Every conceivable aspect of Home Building and Ownership is covered by these "top" Authorities regarding financing, legal, FHA, VA, Bldg. Dept. requirements, etc.—more than 100 time, money and trouble saving "tips," and precautions.

The names of these editorial contributors, and their positions in the Building Industry, are listed on page 2 of this Seventh Edition of Desirable Homes.

Whatever your requirements, problems or special ideas, in any phase of Architectural Design, Engineering, Construction or Supervision, it will pay you to investigate the full scope of GESCO specialized, Personal service.

You are cordially invited to make our office Your Building Planning Headquarters.

TO BUILDERS OF HOMES — COMMERCIAL & INDUSTRIAL BUILDINGS

Architecturally Engineered Plans FOR YOUR "DREAM HOME"

now available at a fraction of Usual Architectural Fees

1. CUSTOM DESIGNED HOMES JUSTIFY SUBSTANTIAL ARCHITECTURAL FEES



A great deal of creative thought and painstaking detail goes into any good architectural or structural plan. That's why few can afford to pay for **individually** designed **small** and **medium** sized homes any more than for **individually** designed automobiles. But, DESIRABLE HOMES brings you the Author's **individual, distinctive** architectural plans at **mass production prices**—at a fraction of original cost.

2. DESIRABLE HOMES STOCK PLANS SAVE YOU HUNDREDS OF DOLLARS

LOW COSTS RESULT FROM NATIONWIDE SALES DISTRIBUTION

The number of orders for these plans that come from all over the country makes it possible for you to obtain your plans at a **fraction** of what you'd pay for the same plans on a "made-to-order" basis.



3. CAN BE USED AS BASIC PLANS FOR INCORPORATING YOUR IDEAS



The wide array of designs, sizes, floor plans and exteriors illustrated in DESIRABLE HOMES gives you practically unlimited opportunity for individuality in the home plan you choose. For an additional fee (since all the painstaking architectural and engineering details are already worked out) you can add rooms or incorporate many of your "pet" ideas.

4. MORE THAN 25 YEARS OF RESEARCH, DESIGN AND, OWNER SATISFACTION

All **110** modern, Architecturally Engineered plans in DESIRABLE HOMES have been "loan and construction" tested over and over again. Experienced Builders and Contractors can tell at a glance that these plans enable them to make quicker, more accurate, more competitive Building Estimates without risking "extras" through insufficiently detailed guesswork.



5. DESIGNED FOR ANY CLIMATE BY SLIGHT LOCAL MODIFICATION



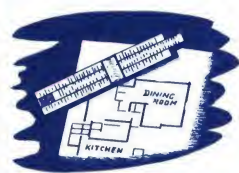
"Architecturally Engineered" to the last detail, DESIRABLE HOMES Plans can be adapted to **any** climate, by any competent Builder or Contractor experienced in local climatic conditions or factors. Here again, most of the painstaking architectural and engineering detail has been worked out; therefore, all required climatic modifications can be incorporated for an additional fee at a substantial saving over "made-to-order" plans.

6. AVAILABLE FOR CONSTRUCTION IN FRAME, CONCRETE BLOCK OR BRICK

Although there are **110** DESIRABLE HOMES Plans illustrated, **actually** you have a choice of **330** Plans. **Each one** of the **110** Plans is available for construction in **WOOD FRAME, CONCRETE BLOCK OR BRICK**. **Each one** of the **330** is completely different and **specifically designed** for the material to be used.



7. COMPLETELY DETAILED FOR QUICK, ACCURATE BUILDING ESTIMATES



All **110** modern, complete architectural plans in DESIRABLE HOMES are backed by years of research in what Mr. and Mrs. Home Owner want in their individual homes. For over a quarter century, Author Geo. J. Fosdyke and his staff have been designing thousands of homes, commercial and industrial buildings. That's why DESIRABLE HOMES Architectural Plans are "TOPS" with Owners and Builders.

8. GUARANTEED TO PASS FHA, VA AND YOUR LOCAL BUILDING DEPT.

Your local Building Department is the Guardian of your Safety, Health and Reasonable Dwelling Permanence. All home plans are subject to modifications to meet the exacting requirements of local conditions as interpreted by the Building Department. Except for local modifications, if any, DESIRABLE HOMES plans are guaranteed to pass your local Building Department.



FOR AS LOW AS \$30.00 (3 sets of Plans and Specifications) — YOU CAN GUARANTEE SUBSTANTIAL SAVING IN TIME AND MONEY — AVOID ARGUMENTS — PROVIDE FASTER, EASIER BUILDING — AND LIFETIME SATISFACTION

Architecturally Engineered to the last detail-

1. BUILDING LOAN Approval



2. BUILDING DEPARTMENT Approval



Here's what the LOAN DEPT. MANAGER of one of the Country's Largest Building and Loan Associations (Name on request) states about DESIRABLE HOMES Plans:

"FOSDYKE DESIRABLE HOMES PLANS HAVE BEEN OFFERED TO US ON MANY LOANS. THEY ARE THE **CLEAREST AND MOST COMPLETE OF ANY PLAN AGENCY.**"

Savings and Loan Associations, Banks and other Home Financing Institutions have purchased DESIRABLE HOMES Plan Books. They have used them to help Loan Applicants submit "loanworthy" Plans. Builders, Contractors, Real Estate Firms, etc., have also used DESIRABLE HOMES for similar purposes.

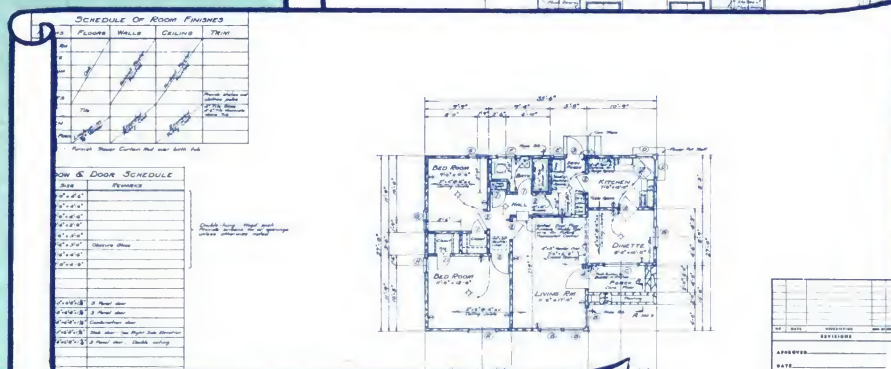
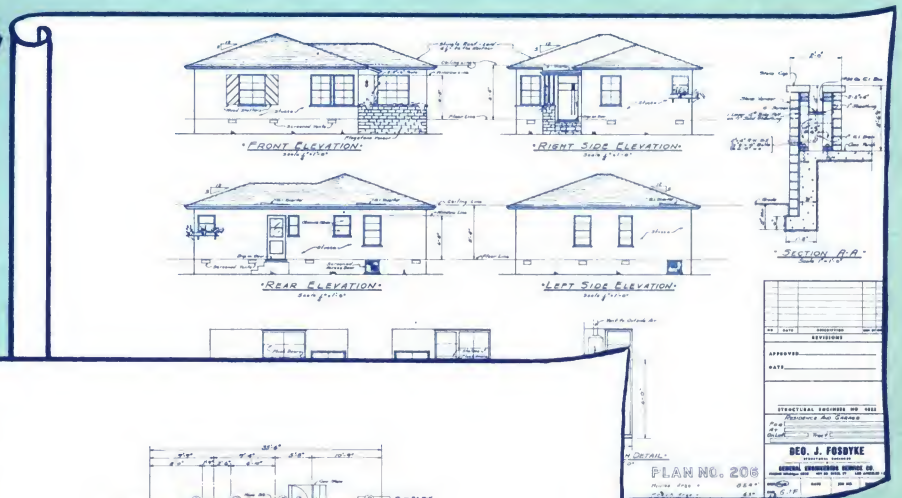
The structural Safety of your Home is obviously of vital importance. The physical safety of all occupants is dependent upon the proper structural design and construction of your Home. More than a quarter century of experience in working closely with Building Departments in the design of thousands of Homes, Commercial and Industrial Buildings is reflected in every "DESIRABLE HOMES" Plan. The most advanced good building practice is incorporated and detailed to such an extent as to be immediately recognized by any Building Department. DESIRABLE HOMES Plans makes it **easy** for them to (1) quickly check the plans, (2) issue a Building Permit and (3) make **quick, easy** inspection of the work as it progresses.

PLAN SHEETS SHOWN ARE approx. 1/8 actual size.

3. EXTERIOR ELEVATIONS INTERIOR DETAILS

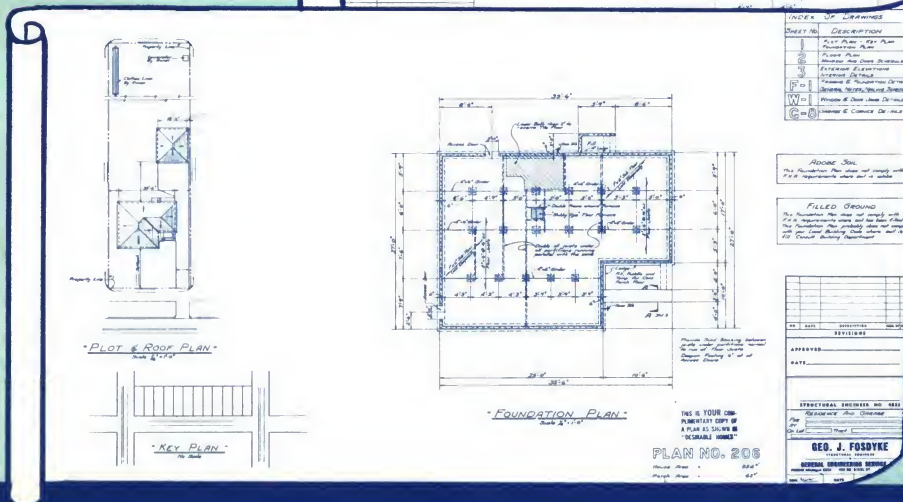
4 elevations (Front, Rear, Right and Left Sides). Every detail specified, **nothing** left to guesswork, "rule-of-thumb" or misinterpretation. Kitchen Cabinet details include specified Cutting Board, 3" Toe Space, 12" Tile splash, etc.

AVAILABLE FOR CONSTRUCTION IN WOOD FRAME, CONCRETE BLOCK OR BRICK



2. FLOOR PLAN WINDOW & DOOR SCHEDULE

"Wire for future thermostat control"—just one detail that will save time, labor, expense even years after the home is finished.



1. PLOT PLAN — KEY PLAN FOUNDATION PLAN

This is the **top**, first sheet, of six sheets, comprising PLAN 206. All six sheets are stapled together and bound with durable KRAFT paper. Plan sheets shown are approx. 1/8 actual size.

On this first sheet there are over 50 dimensions and 21 specific instructions (e.g. "Provide Solid Blocking between joists under partitions normal to run of Floor Joists"). From Foundation Plan, this is "Architectural Engineering" to the 'nth' degree.

3 set Specific Furni with 3 set Pla

DESIRABLE HOMES STOCK PLANS

have been compiled by
have designed Thousands

to insure *Four Way Complete Approval*

3. CONTRACTOR BUILDER Approval

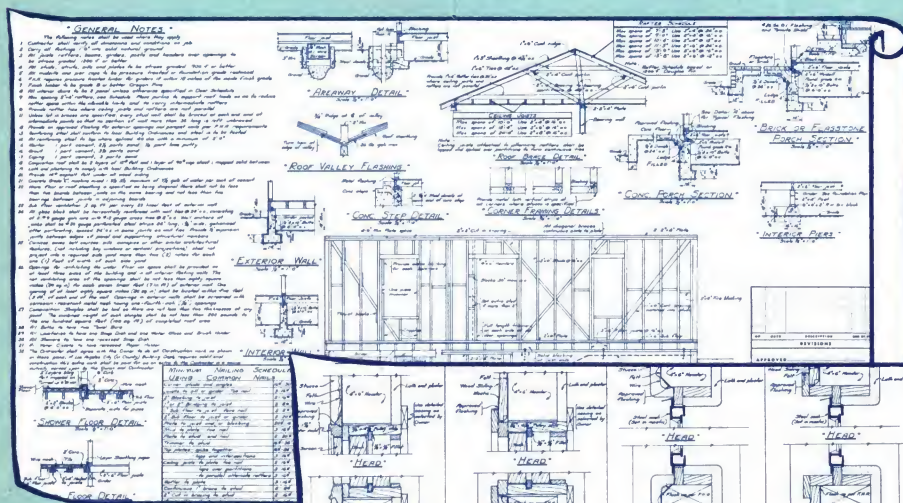


If the plans and specifications are poorly done or insufficiently "architecturally engineered" and detailed they may be filled with inaccuracies and ambiguities. Then, it is impossible for the Contractor to accurately estimate the quantities of Material and Labor required. As a result, he must add a "contingency" additional cost to his estimate, thereby increasing the final contract price. In this one instance alone, DESIRABLE HOMES Plans easily save the Home Owner more than their cost in determining the final contract price. As another example, "DESIRABLE HOMES" Plans have been designed to use standard lengths of lumber whenever possible, saving unnecessary cutting or wasted large pieces. Yes, DESIRABLE HOMES Plans are "TOPS" with Contractors.

4. HOME OWNER Approval



It takes a lot of professional training skill, and years of experience, in designing homes, to keep pleasing thousands of Home Owners—for over a quarter century. You can easily prove this to yourself by closely examining any DESIRABLE HOMES Floor Plan. Note how carefully they have been architecturally designed to provide pleasing elevations, easy access from room to room, an exceptionally large number of closets for greater utility and "livableness," ample wall space for furniture, room sizes to accommodate standard rug sizes, less hall space provides larger rooms—to mention but a few of countless reasons why satisfied users of DESIRABLE HOMES Plans continually recommend them to friends and other prospective Home Builders.



ACTUAL PLAN SHEET SIZE: 35 1/4" x 19 1/2" each.

4. F-1 FRAMING & FOUNDATIONS DETAILS—GENERAL NOTES AND NAILING SCHEDULE

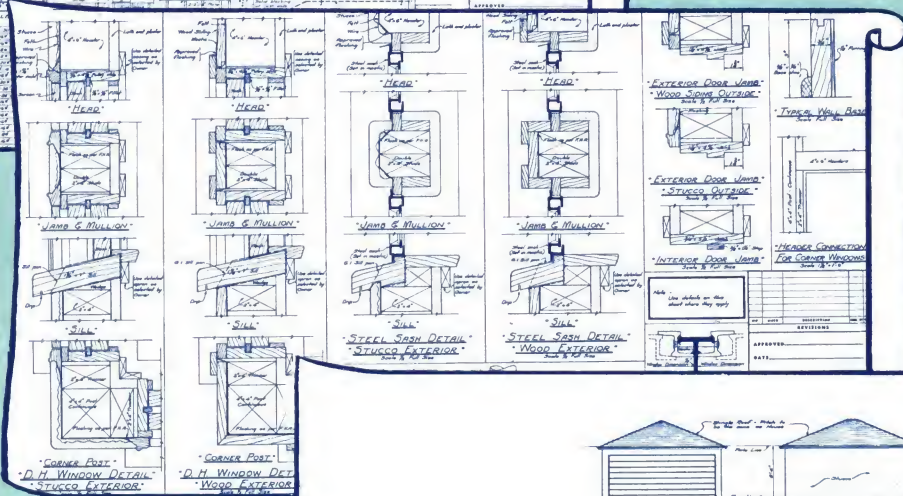
If "Genius is the infinite capacity for taking pains," this 4th sheet of DESIRABLE HOMES Plan 206 is a perfect example; every single nail required is specifically scheduled as to size and number of each to be used.

GUARANTEED TO PASS
FHA, VA AND YOUR LOCAL
BUILDING DEPT.



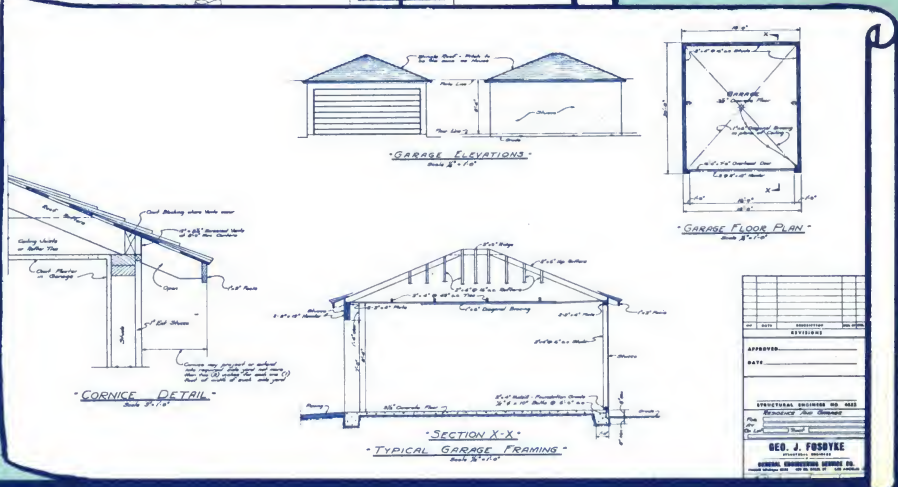
5. W-1 WINDOW and DOOR- JAMB DETAILS

24 details of possible combinations of either Steel or Wood Sash with various exteriors. Use detailed casing as selected by Owner.



6. GARAGE & CORNICE DETAILS

"Shingle Roof—Pitch to be the same as House"—a small detail that if overlooked may give the garage that "afterthought" or "tacked on later" look. Here's another specification that gives that "Custom Tailored" DESIRABLE Building Harmony. It takes the professional training, skill and experience, represented by thousands of Architecturally Engineered DESIRABLE HOMES, to GUARANTEE 4 Way Complete approval—and Lifetime Owner Satisfaction.



Included WITH EVERY SET OF PLANS YOU WILL RECEIVE TIME-TESTED SPECIFICATION SHEETS TO *save* TIME AND MONEY—*avoid* ARGUMENTS.

*Desirable Homes
Specification Sheets*

SPECIFICATIONS
... for ...
**RESIDENCE
and GARAGE**
AT

OWNER

General Engineering Service Co.
GEO. J. FOSDYKE
STRUCTURAL & CIVIL ENGINEER
459 S. Bixel St., Los Angeles 13
Michigan 6538

SPECIFICATIONS
RESIDENCE AND
ROOM _____
Contract No. _____
Contractor _____
Owner _____
Contractor's Signature _____
Contractor's Address _____
Contractor's Phone _____

PERMITTED RESTRICTIONS
(Show set back, type of building allowed, minimum number of stories, and minimum cost of residence)

CERTIFY that we have seen the property, read the following General Conditions and Specifications and that we understand the same.

GENERAL PRINCIPLES
These specifications, addenda, if any, and plans shall be known as the Contract Documents. The Contract Documents are complementary and what is called for by one shall include the other. The Contractor shall include the plural and vice versa, and the measure of things done upon or furnished to, or to be done upon or furnished to, the person who is obligated to construct the job called for in the contract shall be the same as if the Contractor were to do the work himself. The Contractor shall be responsible for the interpretation of the contract documents and for the performance of the contract. The Contractor shall be responsible for the interpretation of the contract documents and for the performance of the contract. The Contractor shall be responsible for the interpretation of the contract documents and for the performance of the contract.

(6) **PLASTERING**—All exterior and interior plastering shall be done in compliance with the following specifications:

PLASTERING—All exterior and interior plastering shall be done in compliance with the following specifications:

REINFORCING—All exterior and interior plastering shall be done in compliance with the following specifications:

EXTERIOR PLASTER—shall be a 3 coat job not less than 1/2 inch thick measured from the face of the backing and shall be done with an approved brand of Portland cement with hydrated lime added in proportion not to exceed 10% of the volume of the cement and shall be applied according to the cement stucco manufacturer's specifications.

EXTERIOR LATHING AND BACKING—All exterior plaster and, or stucco shall be not less than three (3) coats work and be reinforced and applied as hereinafter provided in this subsection.

(7) **WOOD**—Wood shall be not less than 1/2 inch in thickness, and not less than 4 inches in width nor more than 8 inches in width spaced not more than 6 inches apart, covered with approved asphalt saturated and water proofed felt paper.

(8) **Approved 15-lb. Saturated Asphalt Felt or Monarch Waterproof Building Paper**, covered with approved asphalt saturated and water proofed felt paper, shall be used in an approved manner.

(9) **Approved 15-lb. Saturated Asphalt Felt or Monarch Waterproof Building Paper**, covered with approved asphalt saturated and water proofed felt paper, shall be used in an approved manner.

(17) **TILE AND COMPOSITION**—Both Room Floor shall be _____ (size and grade)

Kitchen Sink Drainboard shall be _____ (size and grade) (material)

Other Tile Work as follows: _____

Other Composition Work as follows: _____

The floor shall be installed, wherever practicable, over floor joists which have been lowered two inches (2) and covered with 1 1/2" SISE laid 1/2" thick open. When floor joists cannot be lowered they shall be braced to a sharp edge on top and subflooring dropped two inches (2) between and supported on cleats.

Install base of good concrete and reinforce with 1-inch mesh 18-gauge galvanized wire.

Wall Tile shall be installed over 1 1/2" sheathing covered with ten pound (10) roofing felt and 27-gauge self-lapping metal lath well nailed to backing.

All tile shall be set in neat Portland cement.

Composition Work shall be of even color and texture and shall be finished to a smooth even surface. An approved composition with a mineral base and a mineral filler shall be used and applied over 1 1/2" inch sheathing set rough side out and spaced 1/2" inch open.

At No Extra Cost

Equally as important as the Plans are the SPECIFICATIONS. Here are scores of items on which you will have to make a decision based on personal choice. In addition, over a quarter century of experience has provided you with absolute protection as to standards, procedures, Ordinances, Compliance and Contract Performance—to mention a few. Six pages of crystal clear, specifically defined language that has been time tested and proven—for your protection and peace of mind. This service alone can save you many times over the modest cost of DESIRABLE HOMES.

3 sets of Specifications
Furnished with each
3 sets of Plans

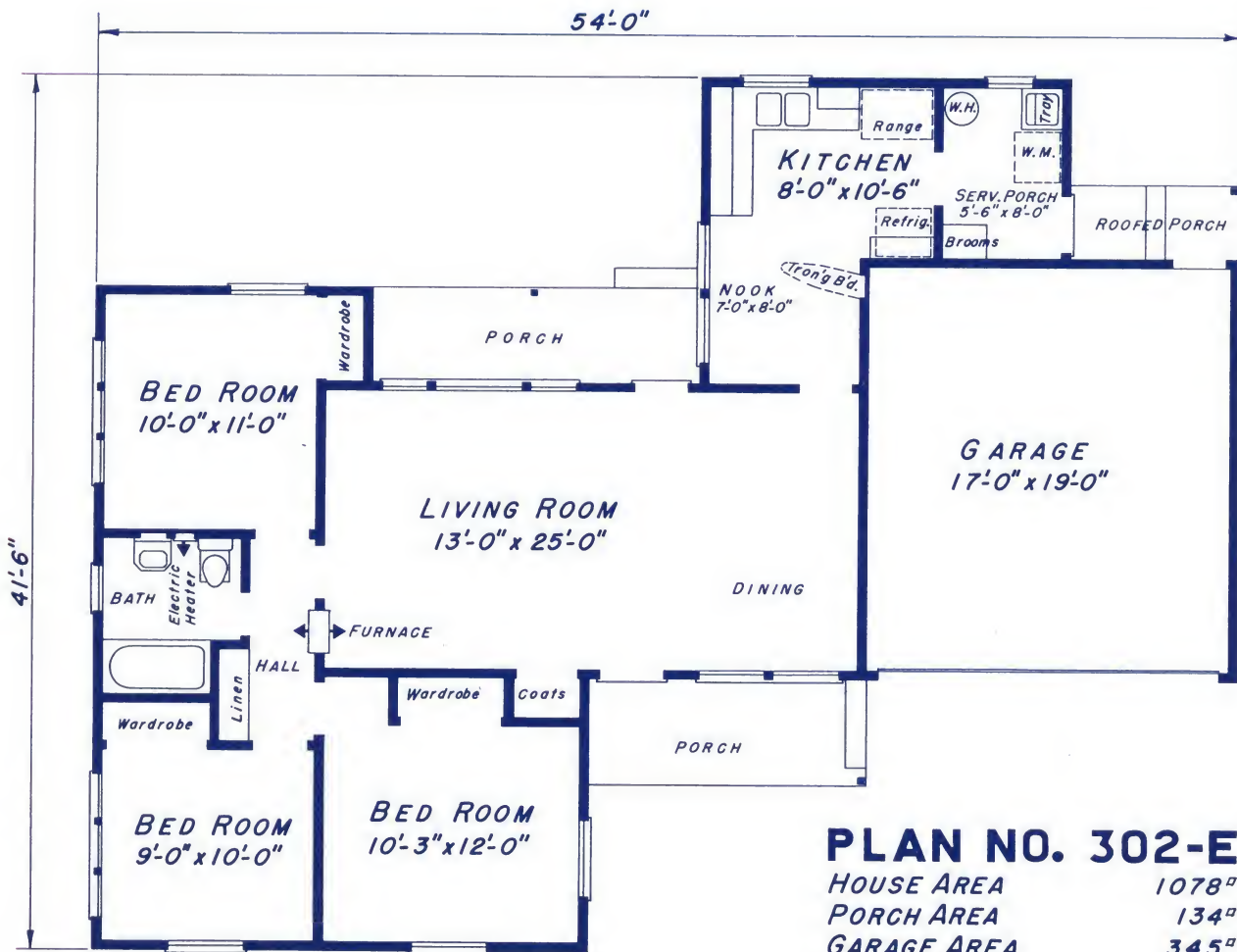
How to Order

Go over the 1, 2, 3, and 4 Bedroom or Duplex Floor Layouts and elevations shown in DESIRABLE HOMES. Pick out 2 or 3 in order of your choice. Discuss the Plans with your Contractor or Builder. He can give you an approximate estimate of local Building Cost of the Home of Your Choice. Then, read carefully "HOW TO ORDER Plans" in the back of the book. Fill in the convenient ORDER BLANK. Send it with remittance by Check or Postal Money Order.

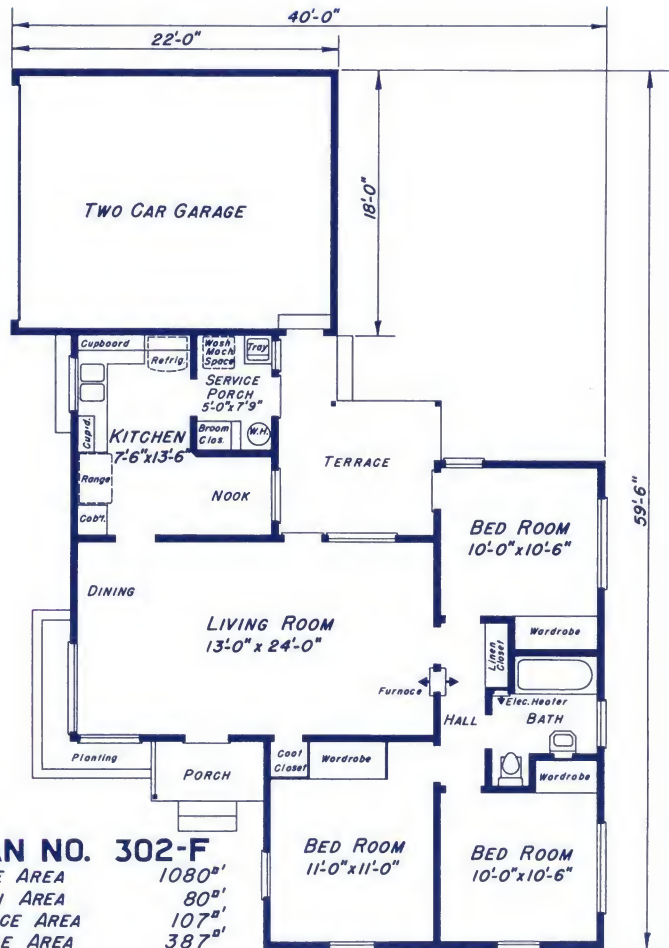
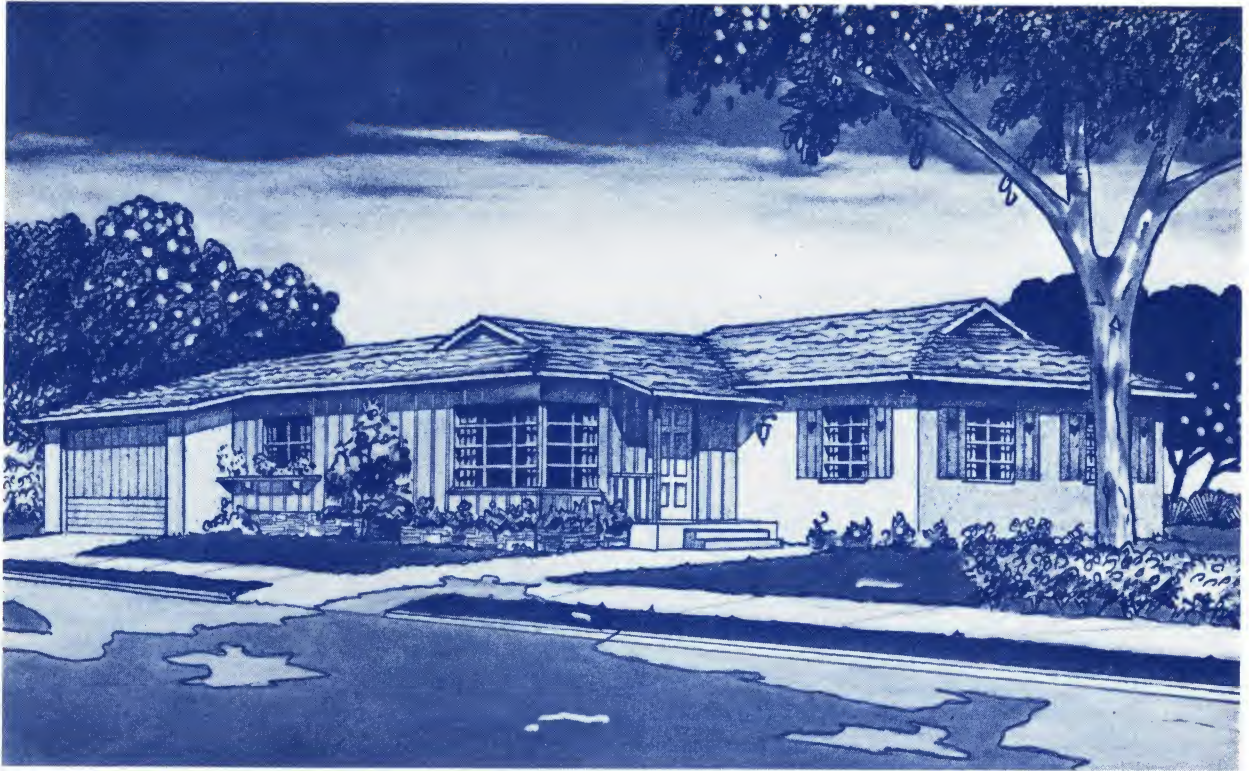


GENERAL ENGINEERING SERVICE CO.
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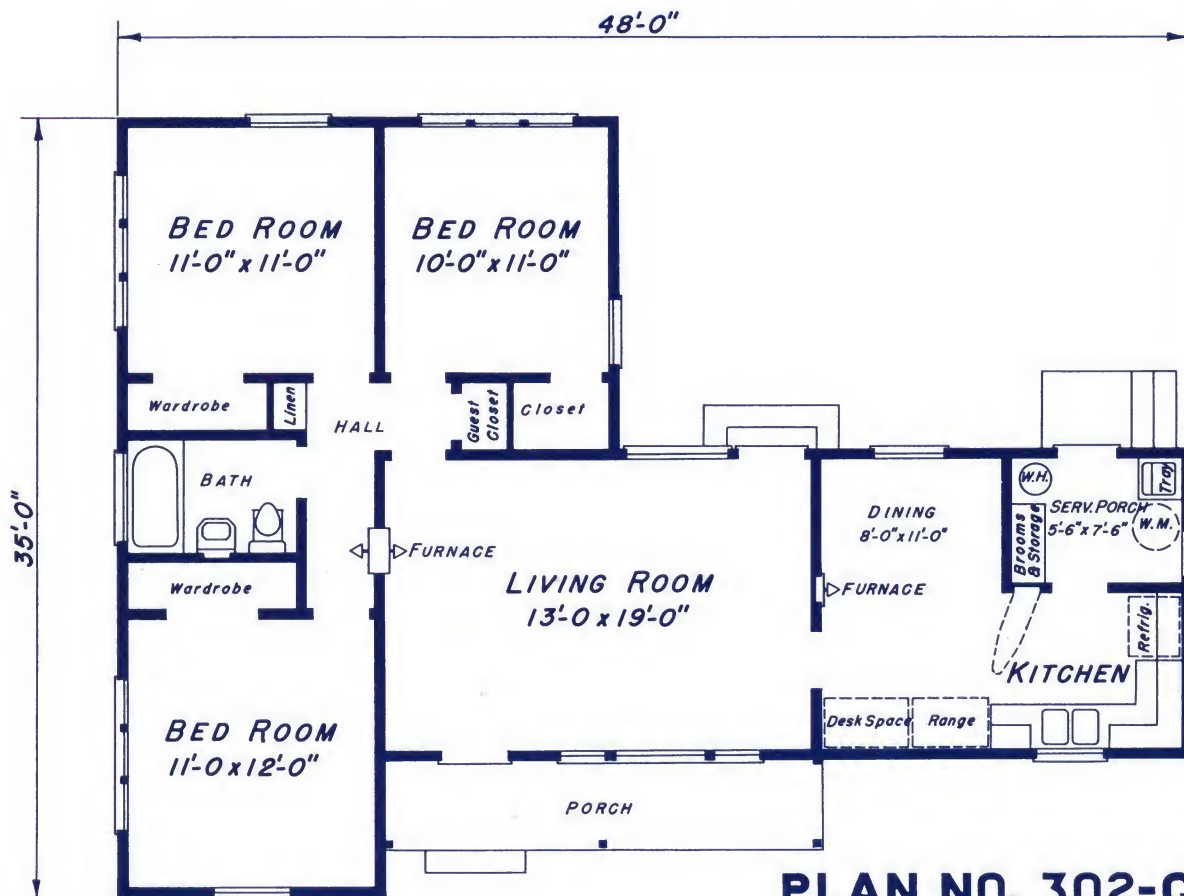
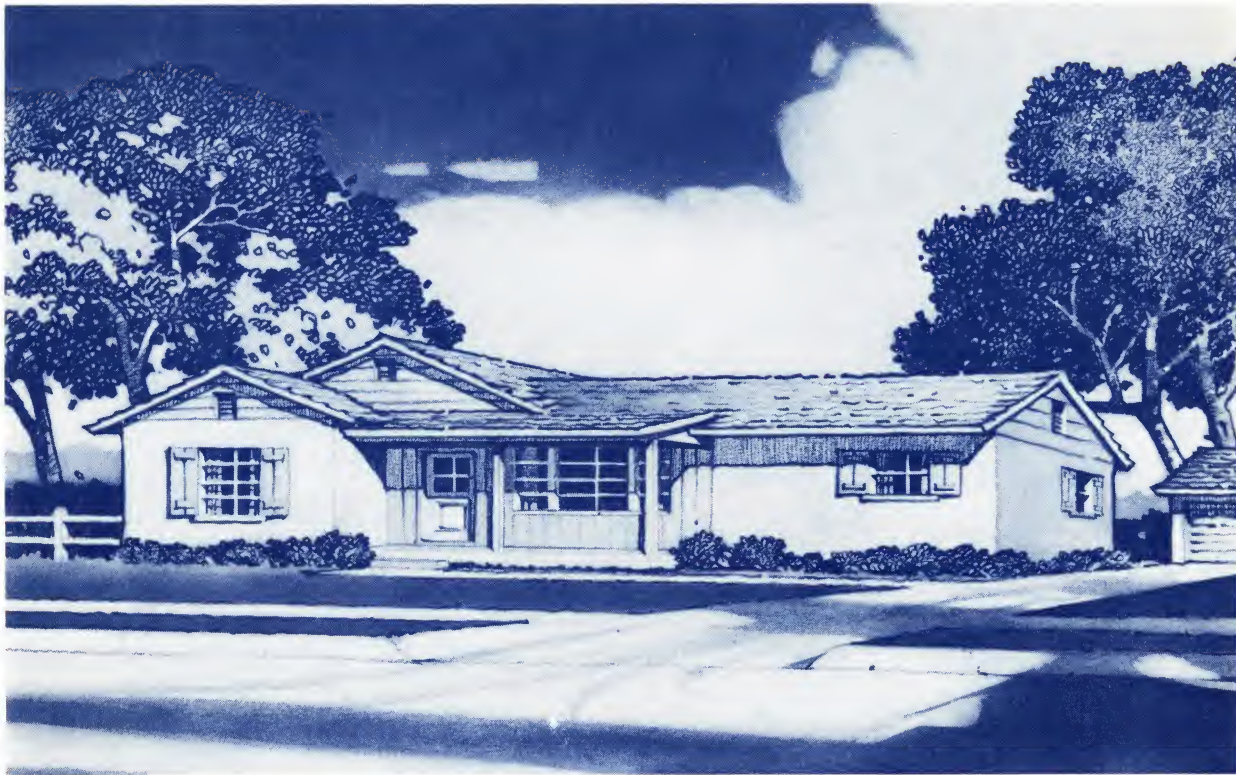
MICHIGAN 6538
459 SOUTH BIXEL STREET
LOS ANGELES 17, CALIF.



Same plan—"Reversed" and having a Hip Roof, order Plan #302-E2R.



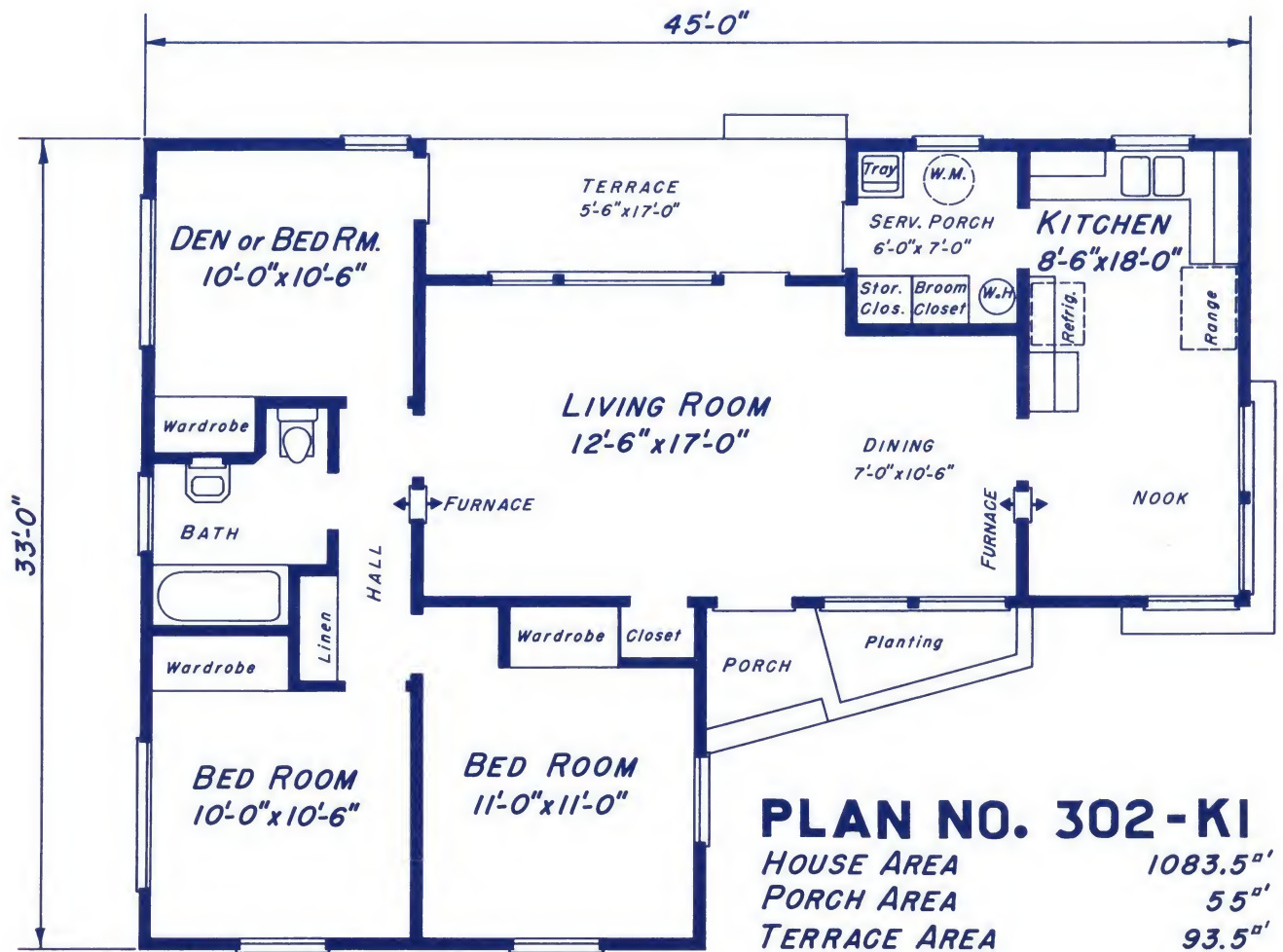
PLAN NO. 302-F
 HOUSE AREA 1080^{sq}ft
 PORCH AREA 80^{sq}ft
 TERRACE AREA 107^{sq}ft
 GARAGE AREA 387^{sq}ft



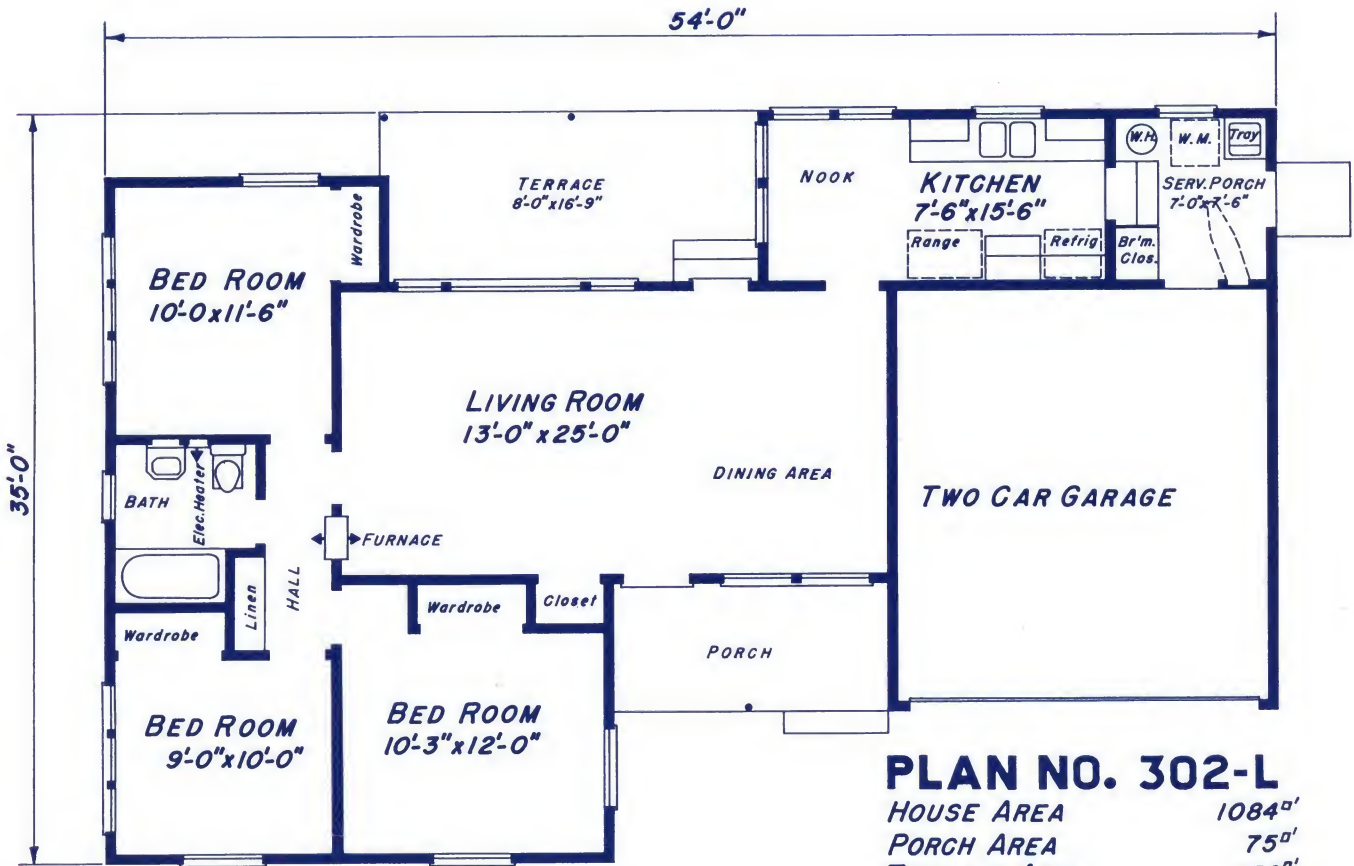
PLAN NO. 302-G
 HOUSE AREA 1081.5^{sq}'
 PORCH AREA 78^{sq}'

Same plan with a combination Hip and Gable Roof, order Plan #302-G2.

Same plan—"Reversed" and having a Hip Roof, order Plan #302-G3R.

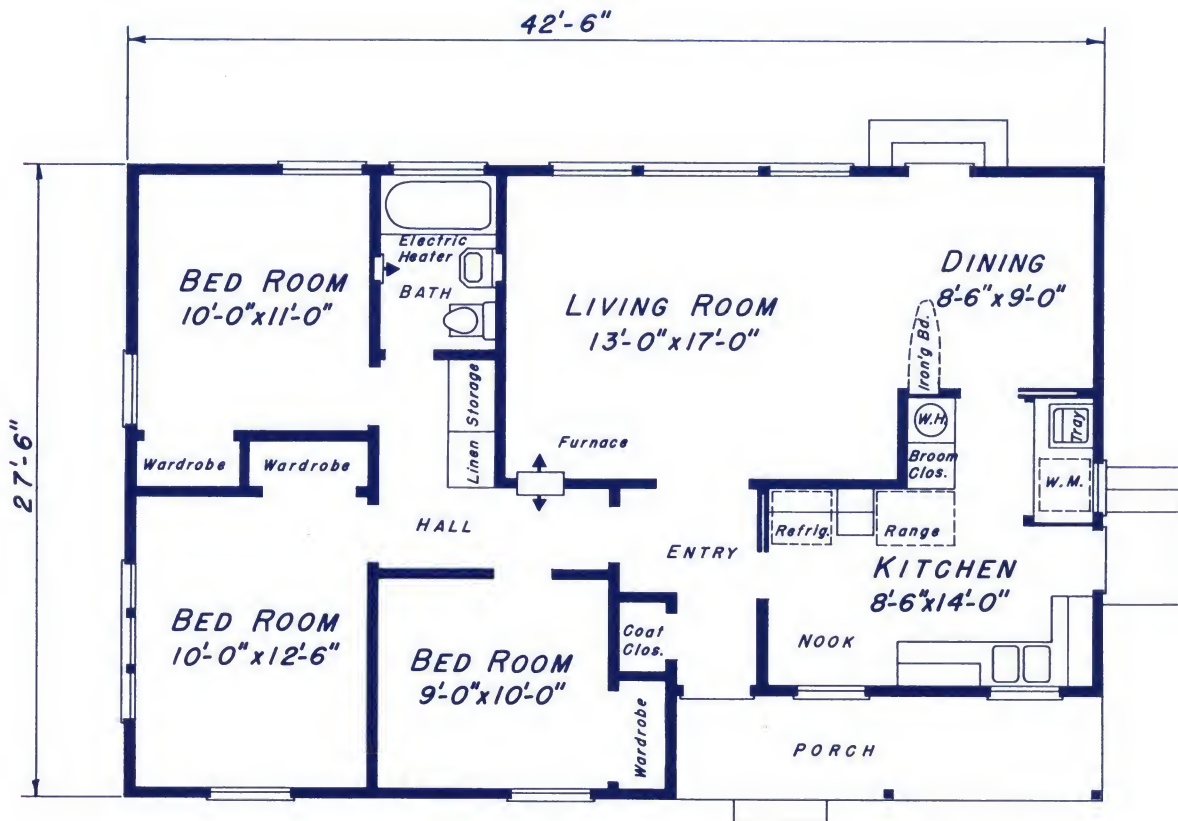


Same plan with a Gable Roof, order Plan #302-K2.



PLAN NO. 302-L

HOUSE AREA	1084 ^{sq} ft
PORCH AREA	75 ^{sq} ft
TERRACE AREA	136 ^{sq} ft
GARAGE AREA	344 ^{sq} ft



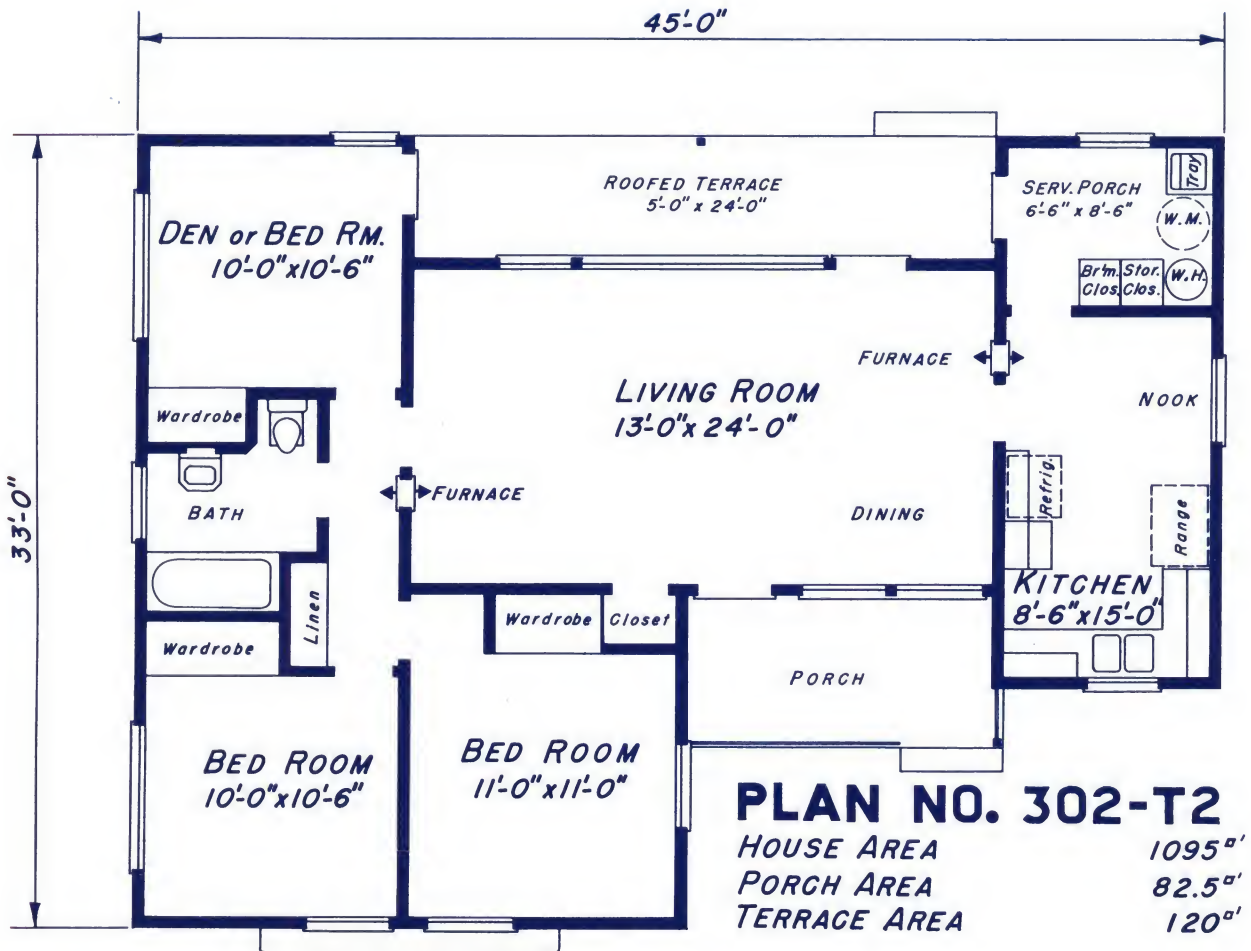
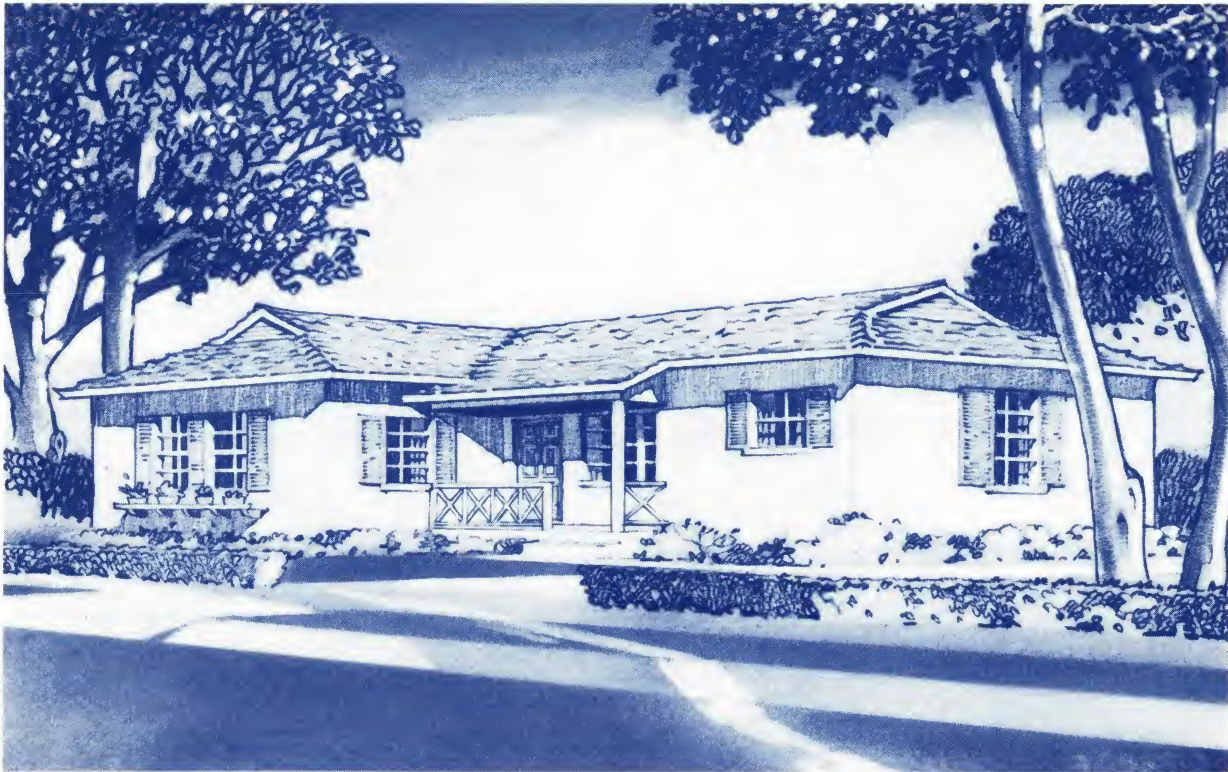
Same plan with a Gable Roof, order Plan #302-P2.

Same plan—"Reversed" with an alternate Gable Roof, order Plan #302-P3R.

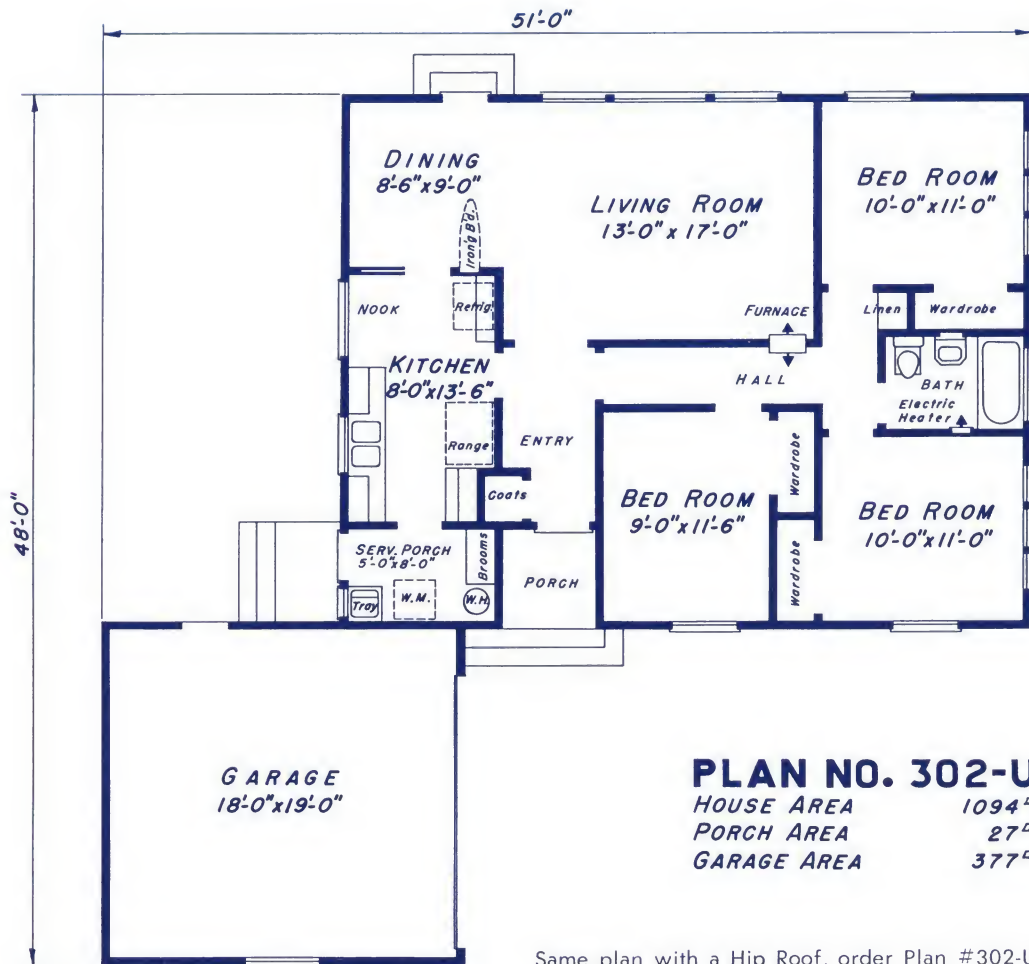
PLAN NO. 302-P

HOUSE AREA 1085.5^{sq}'

PORCH AREA 83^{sq}'

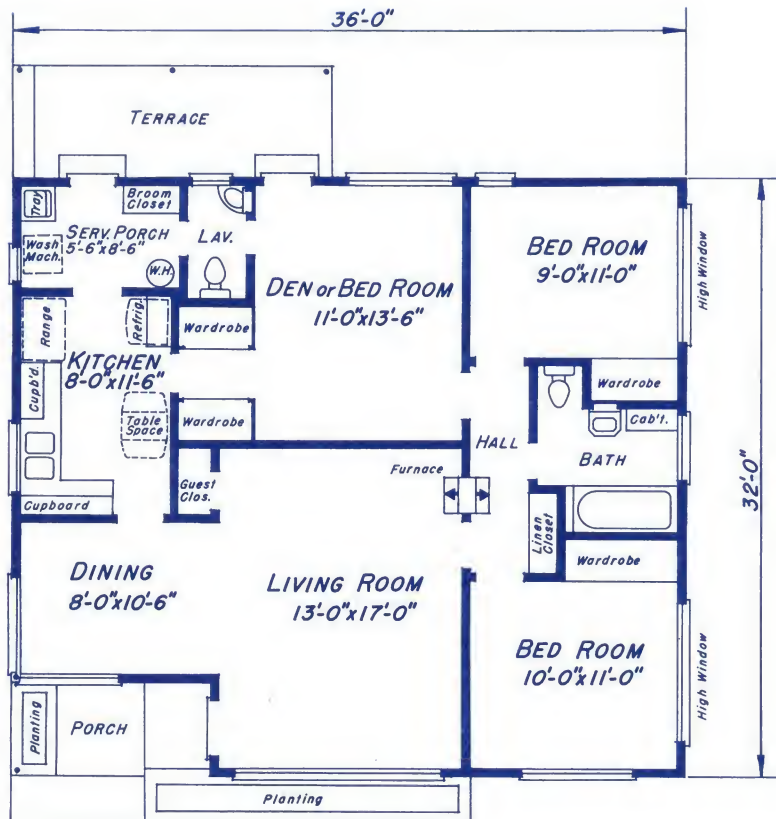


Same plan with a Hip Roof, order Plan #302-T1.



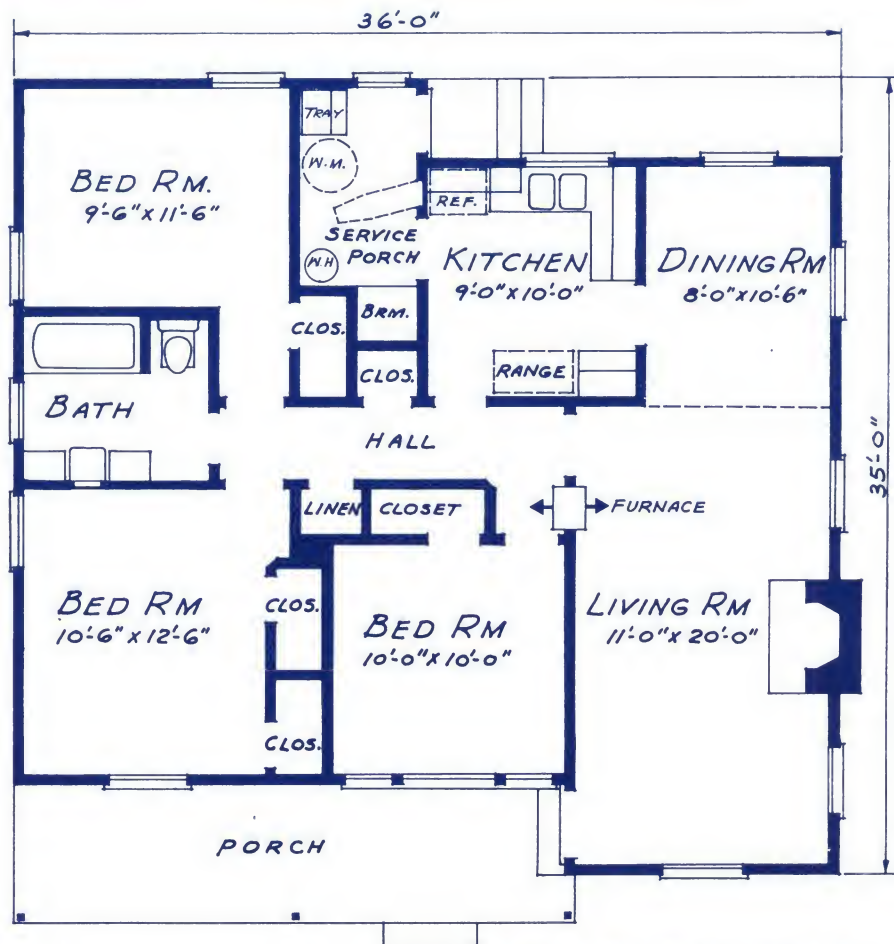
Same plan with a Hip Roof, order Plan #302-U2.

Same plan—"Reversed" and having an alternate Ranch Type Gable Roof, order Plan #302-U3R.



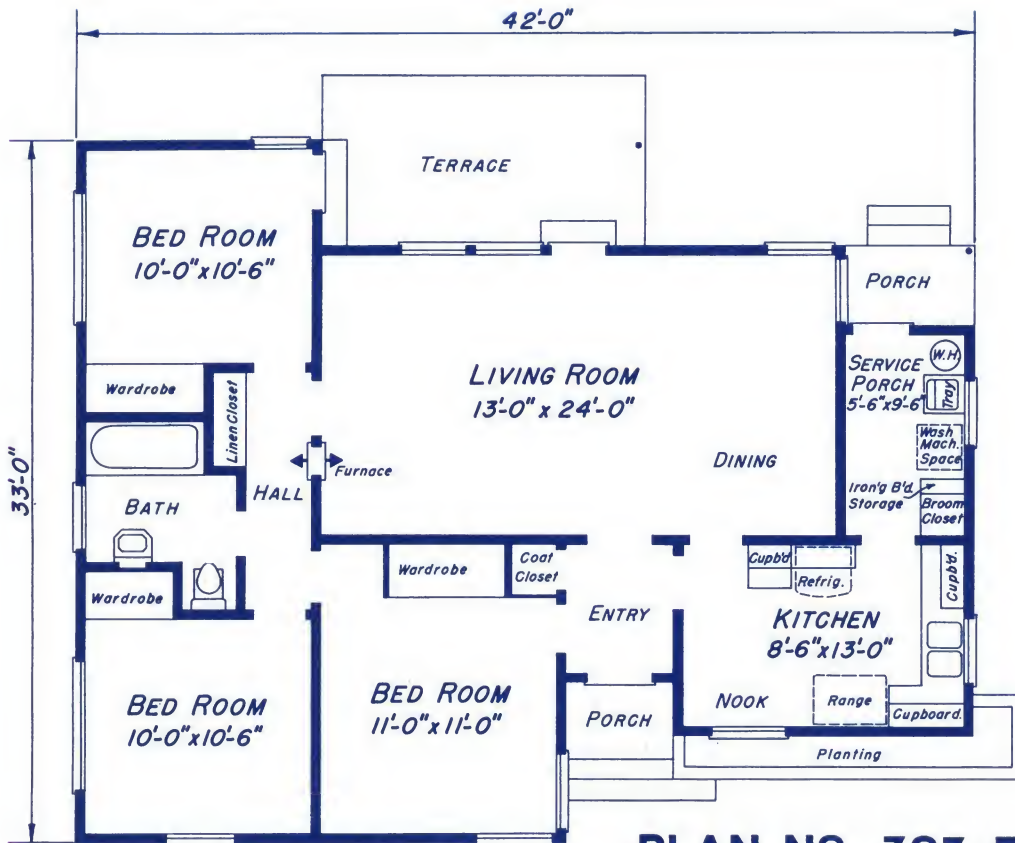
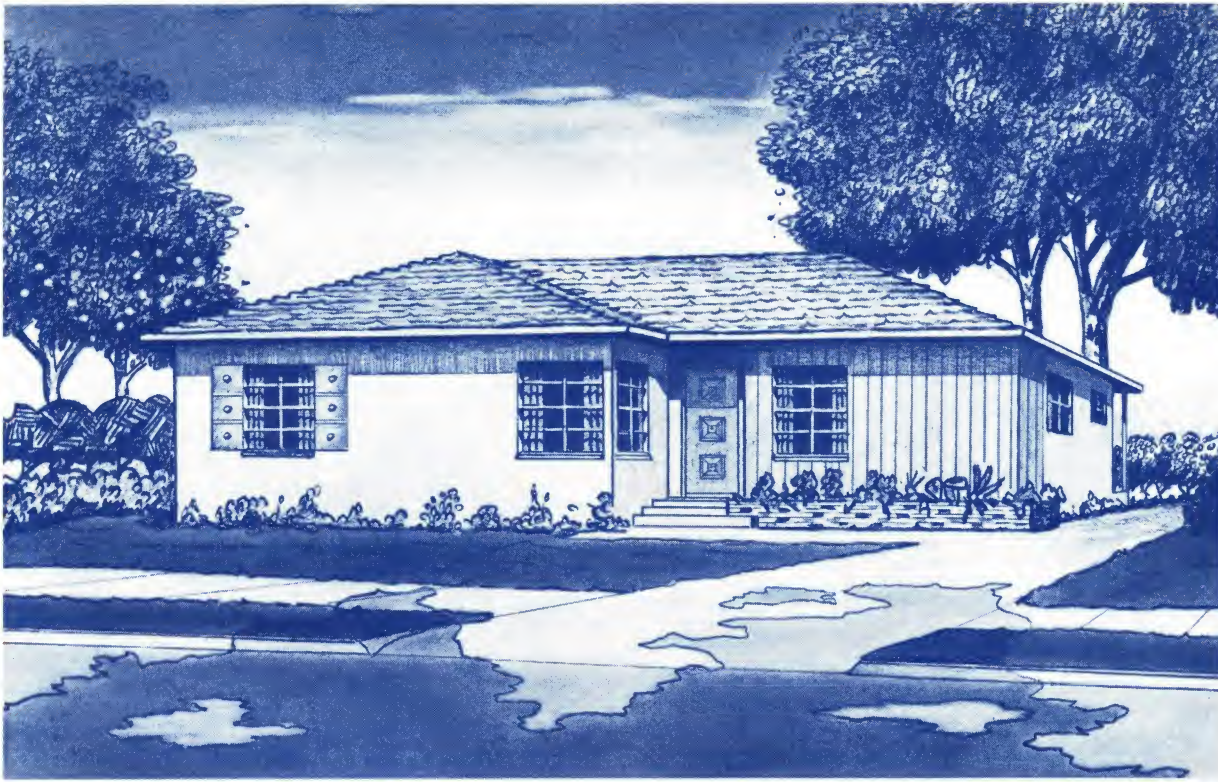
PLAN NO. 302-Z

HOUSE AREA 1100^{sq} ft
 PORCH AREA 101^{sq} ft
 TERRACE AREA 102^{sq} ft



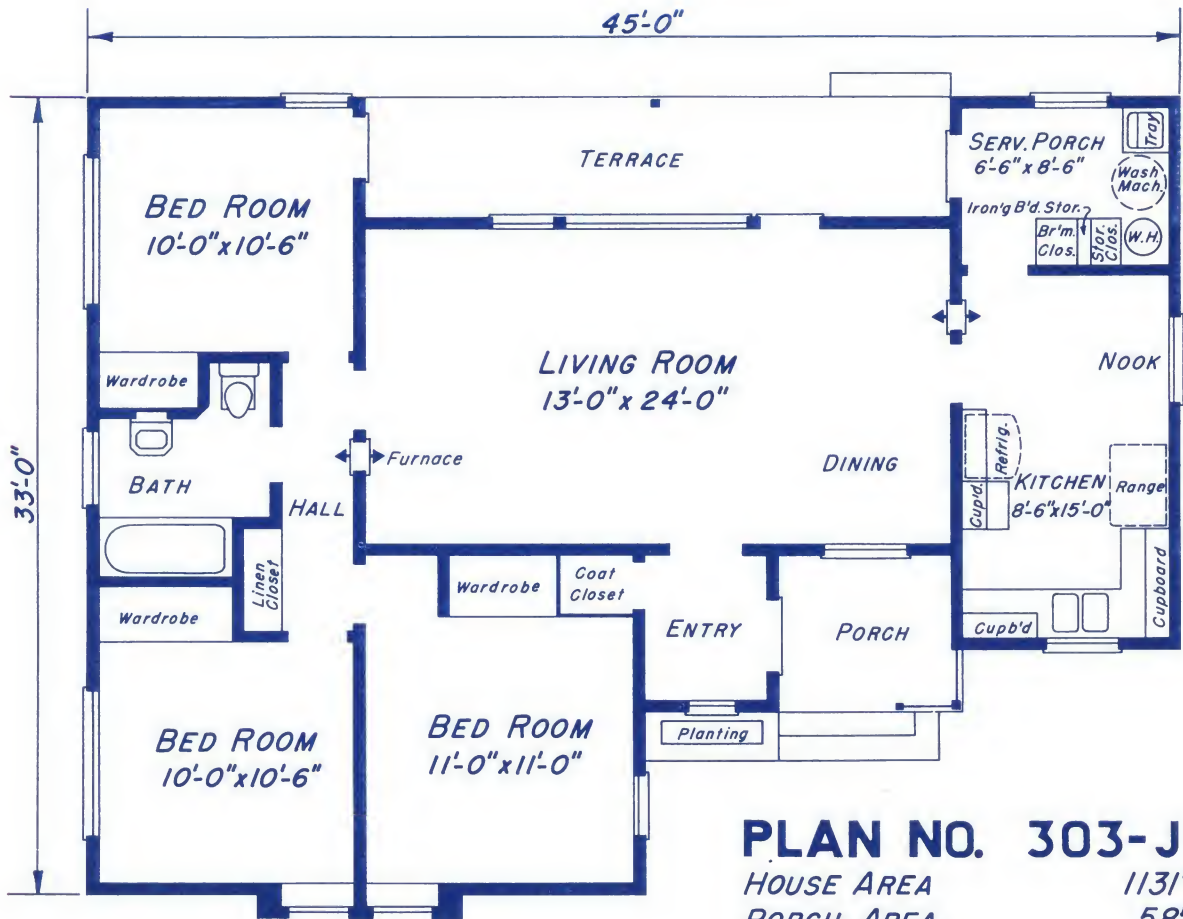
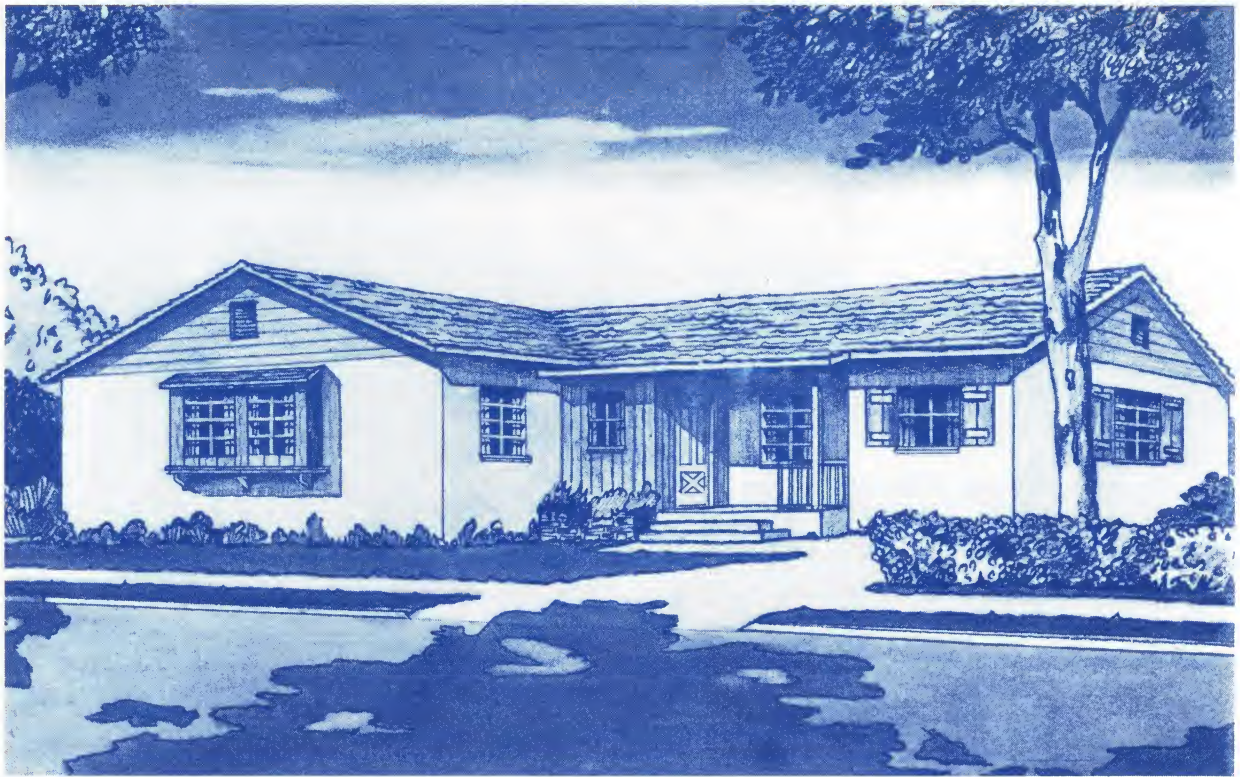
PLAN NO. 303

HOUSE AREA 1101 A'
 PORCH AREA 145 A'



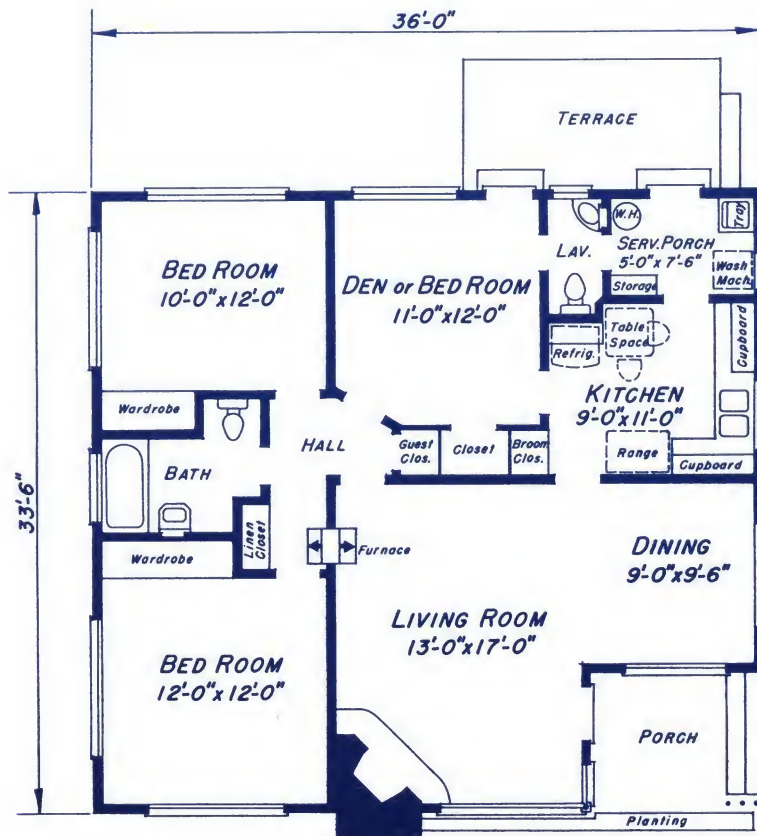
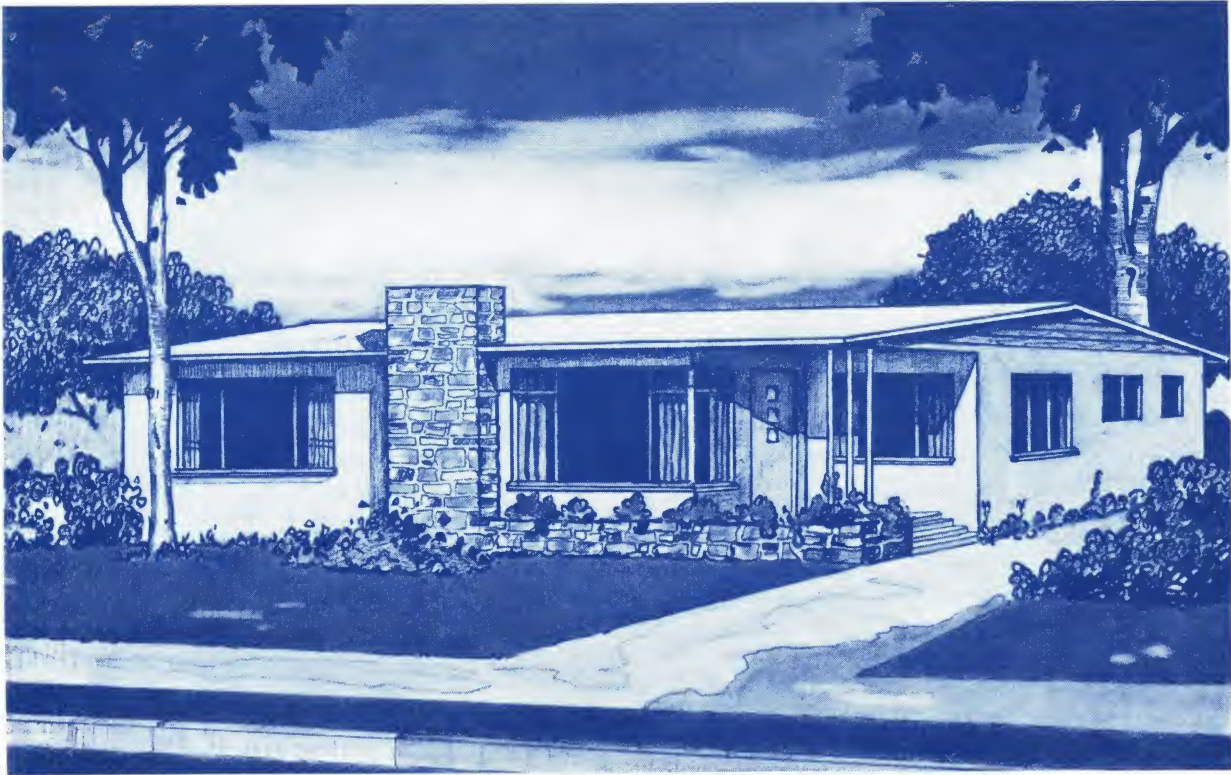
PLAN NO 303-E
 HOUSE AREA 1108^{sq}'
 PORCH AREA 80^{sq}'
 TERRACE AREA 120^{sq}'

Same plan with a Gable Roof, order Plan #303-E2.

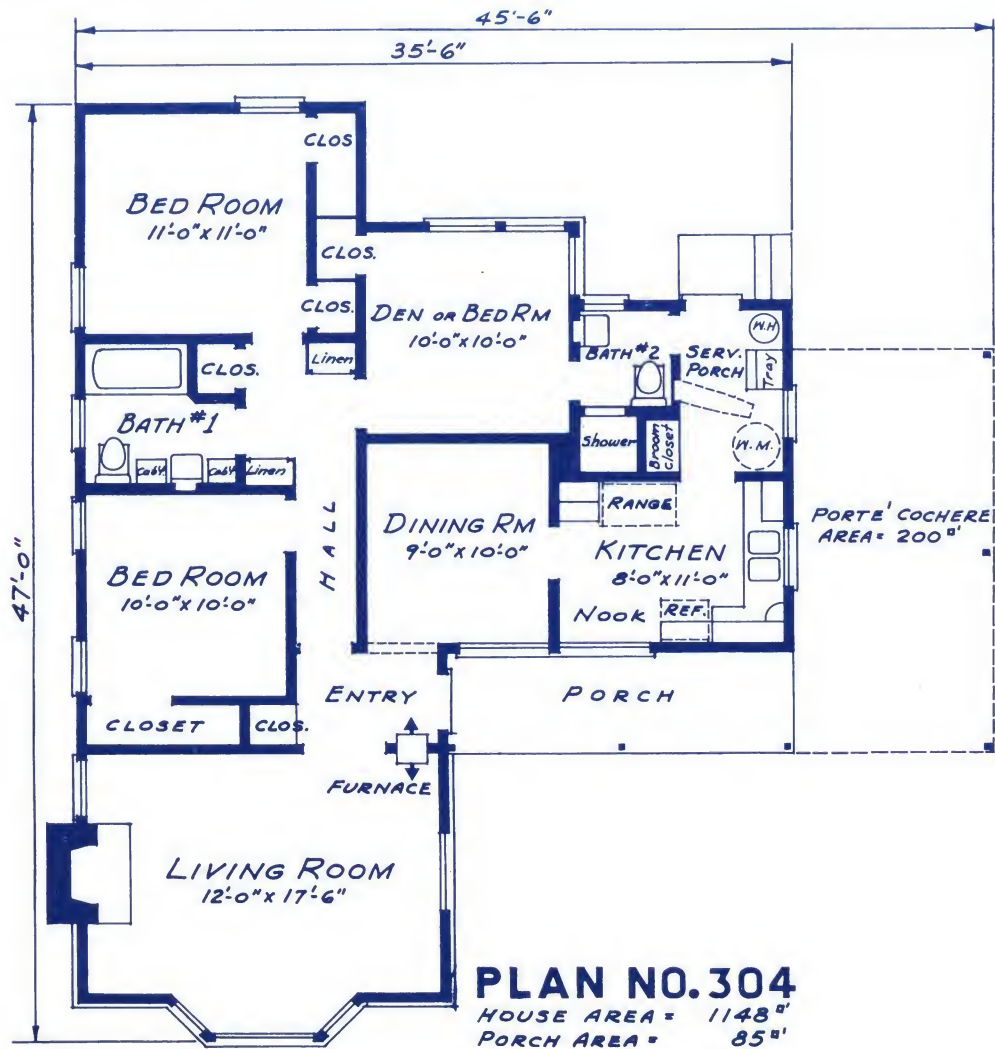


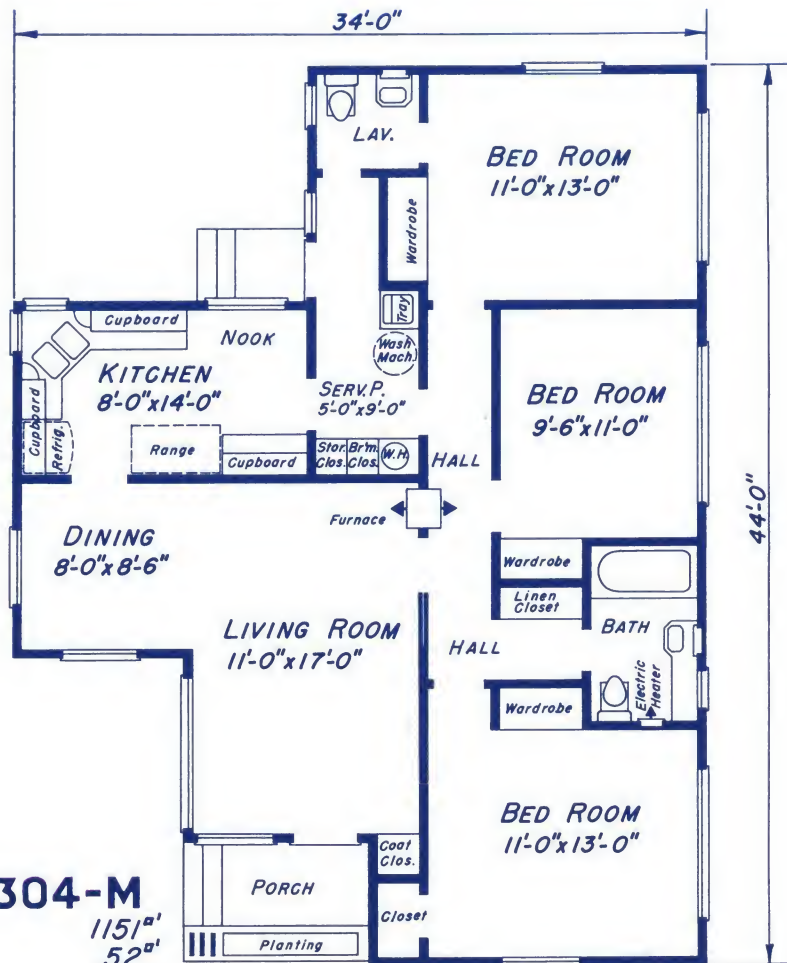
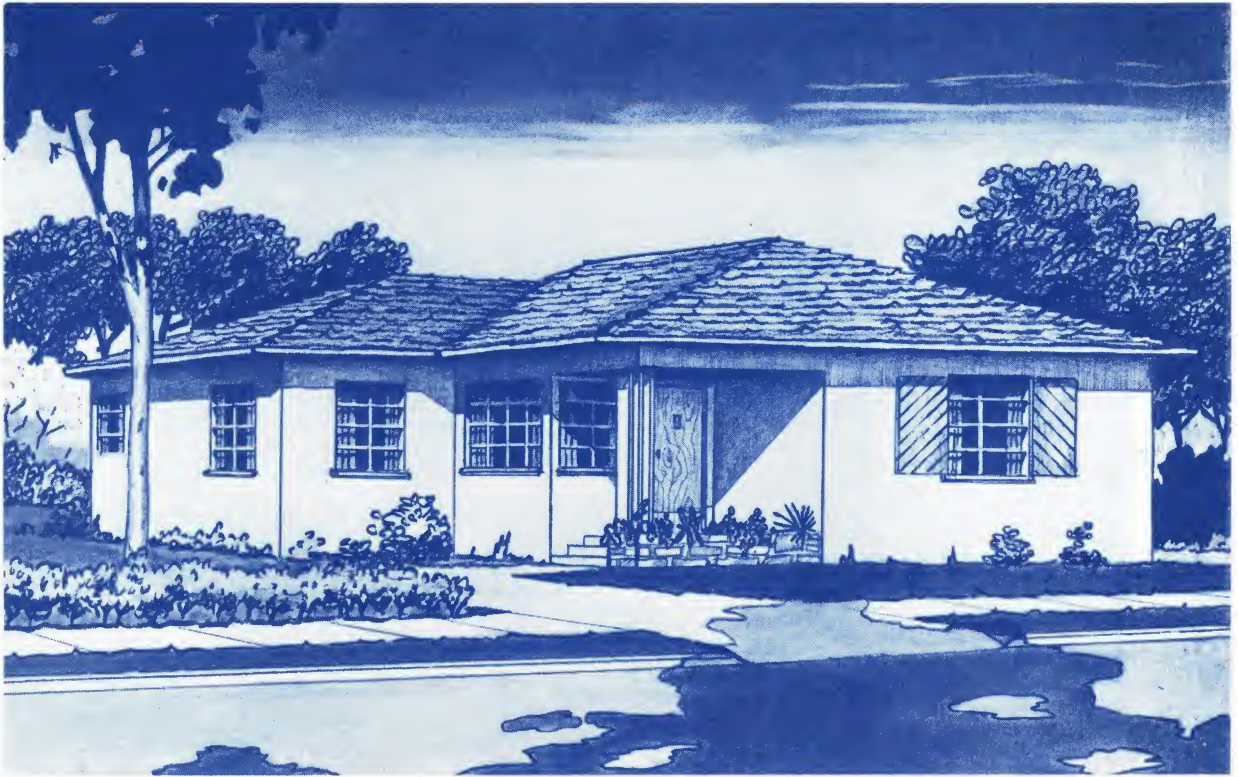
PLAN NO. 303-J

HOUSE AREA	1131 ^{sq} '
PORCH AREA	58 ^{sq} '
TERRACE AREA	120 ^{sq} '

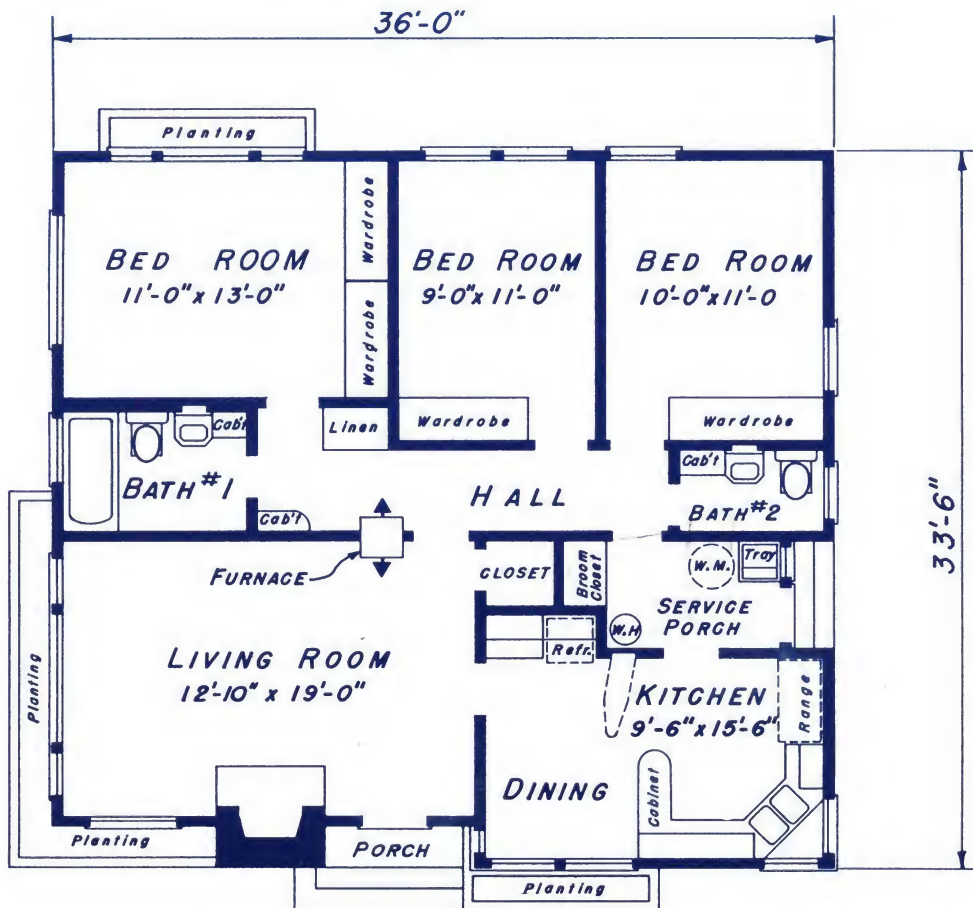
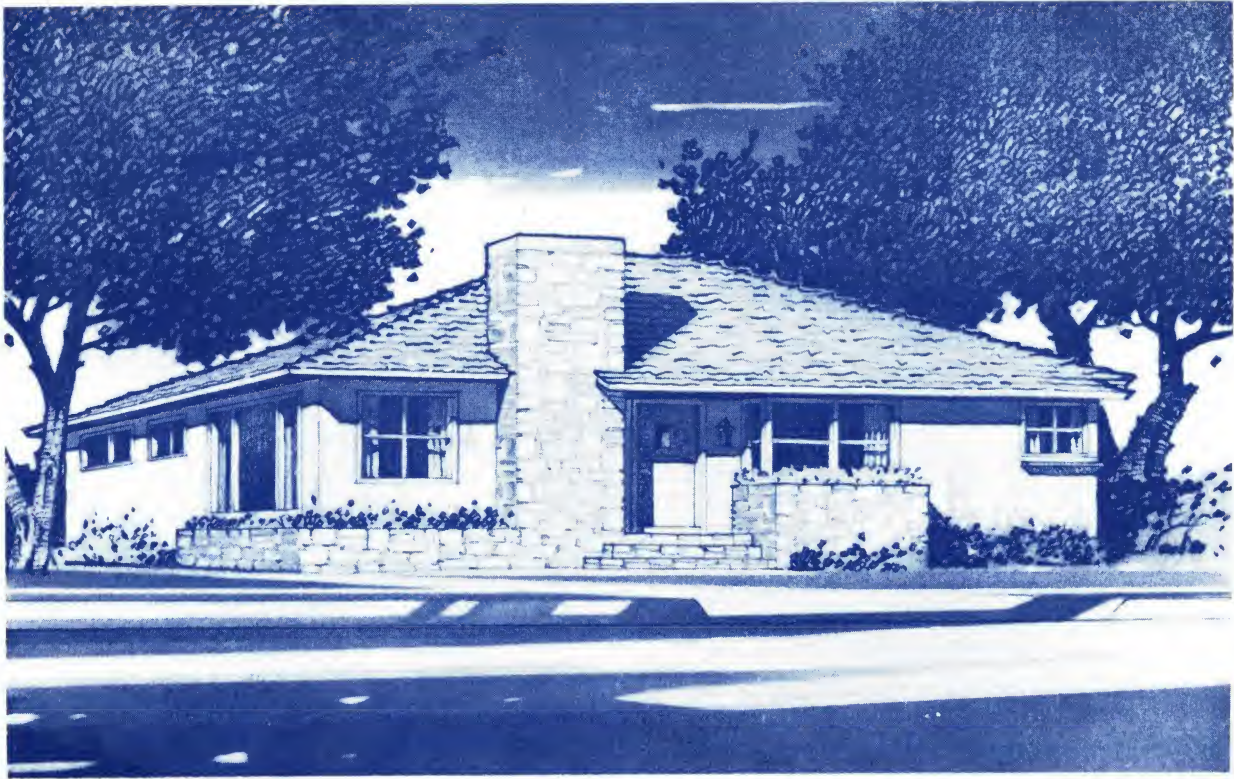


PLAN NO. 303-P
 HOUSE AREA 1137^{sq}
 PORCH AREA 97^{sq}
 TERRACE AREA 98^{sq}



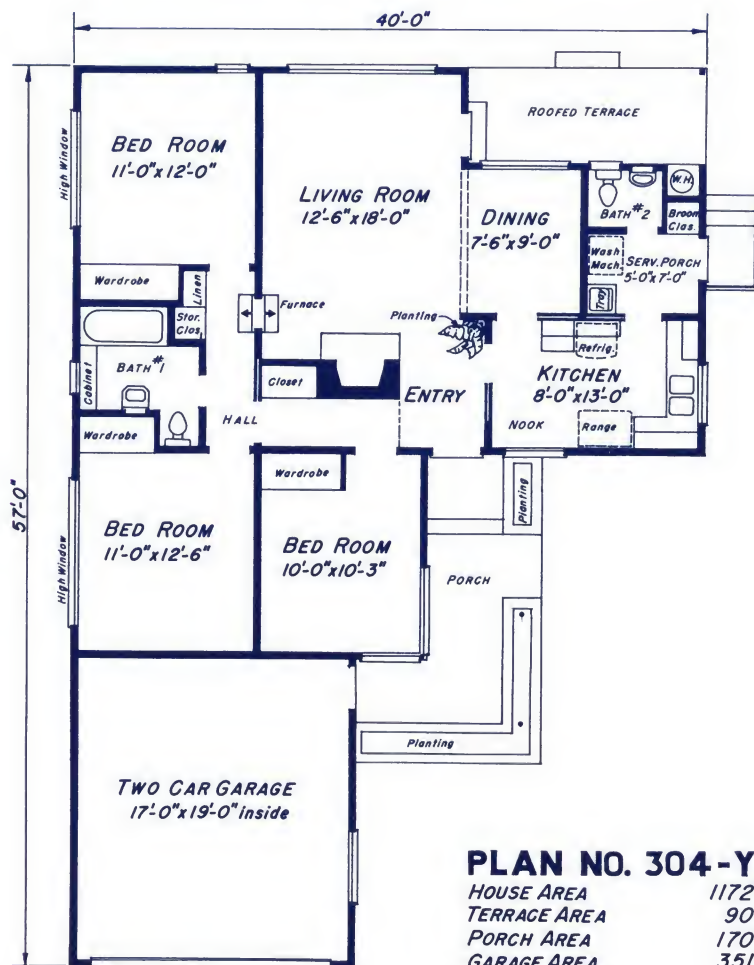
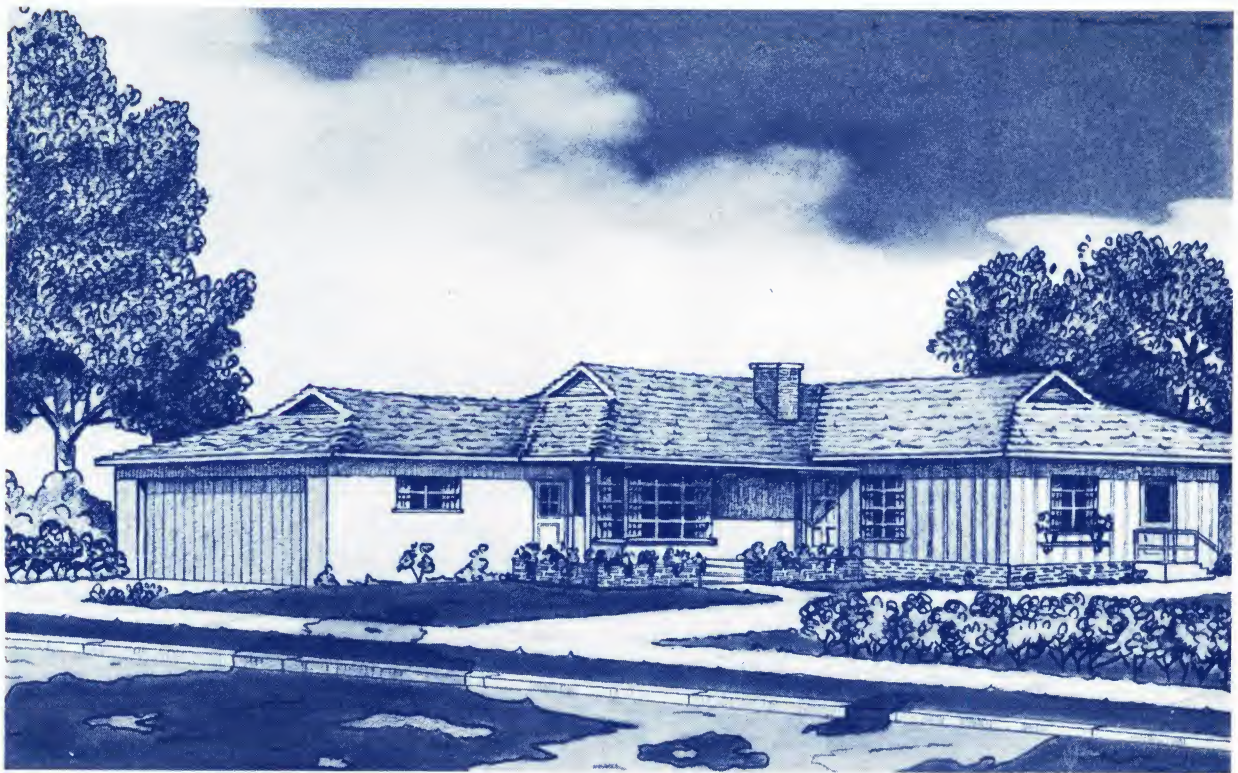


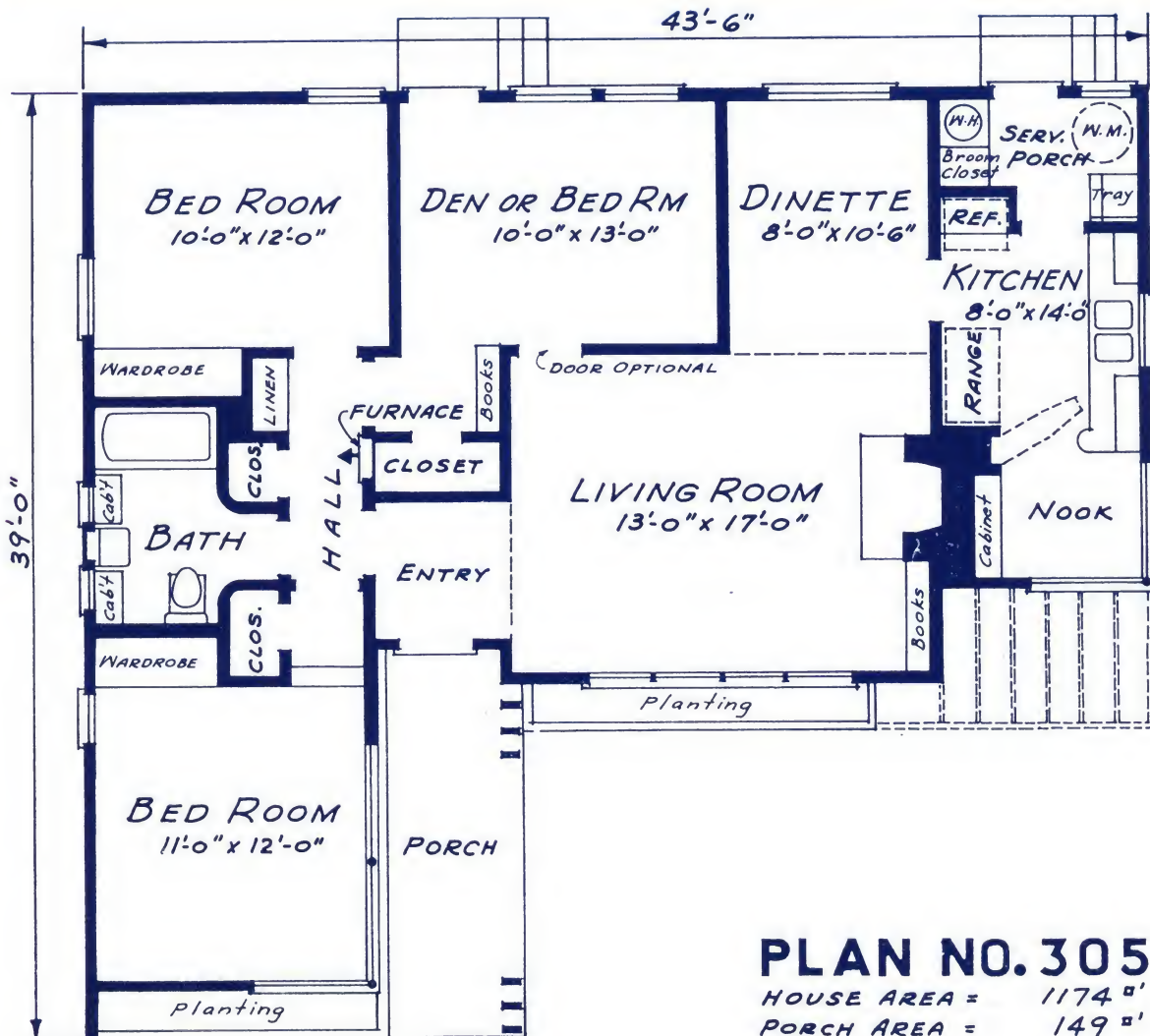
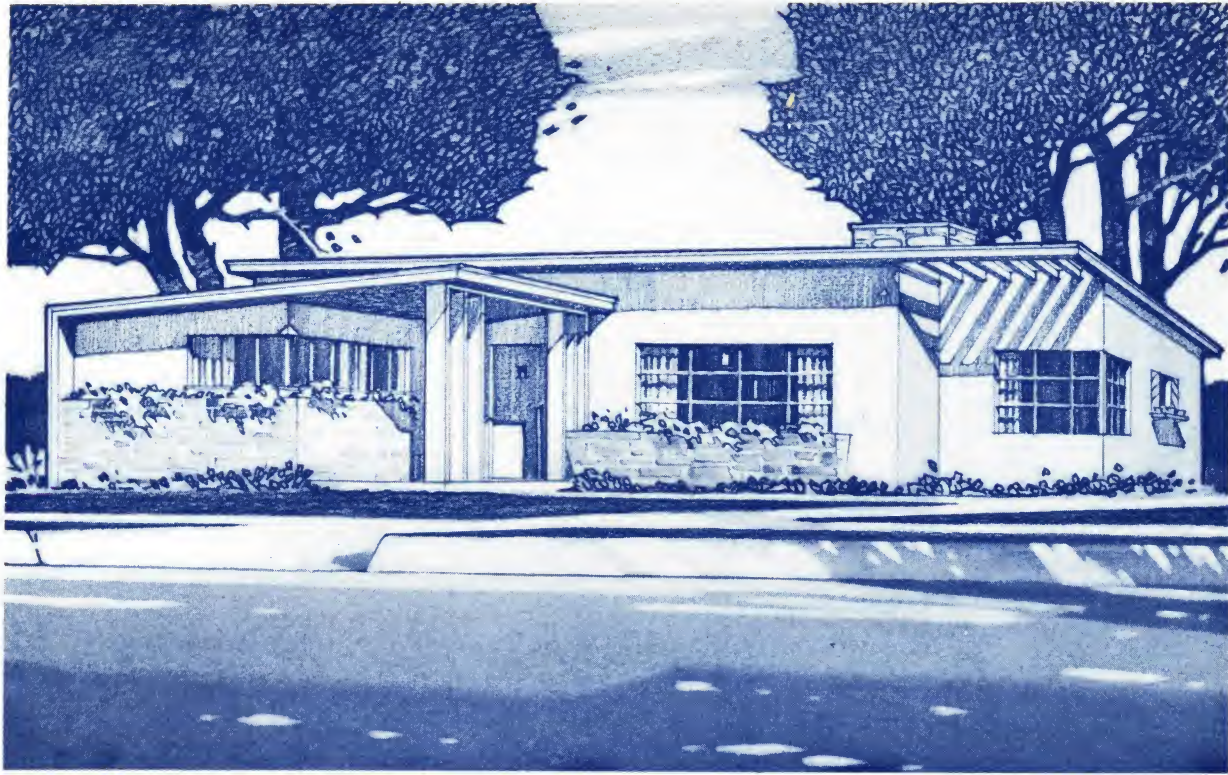
PLAN NO. 304-M
 HOUSE AREA 1151^{sq} ft
 PORCH AREA 52^{sq} ft



PLAN NO. 304-X

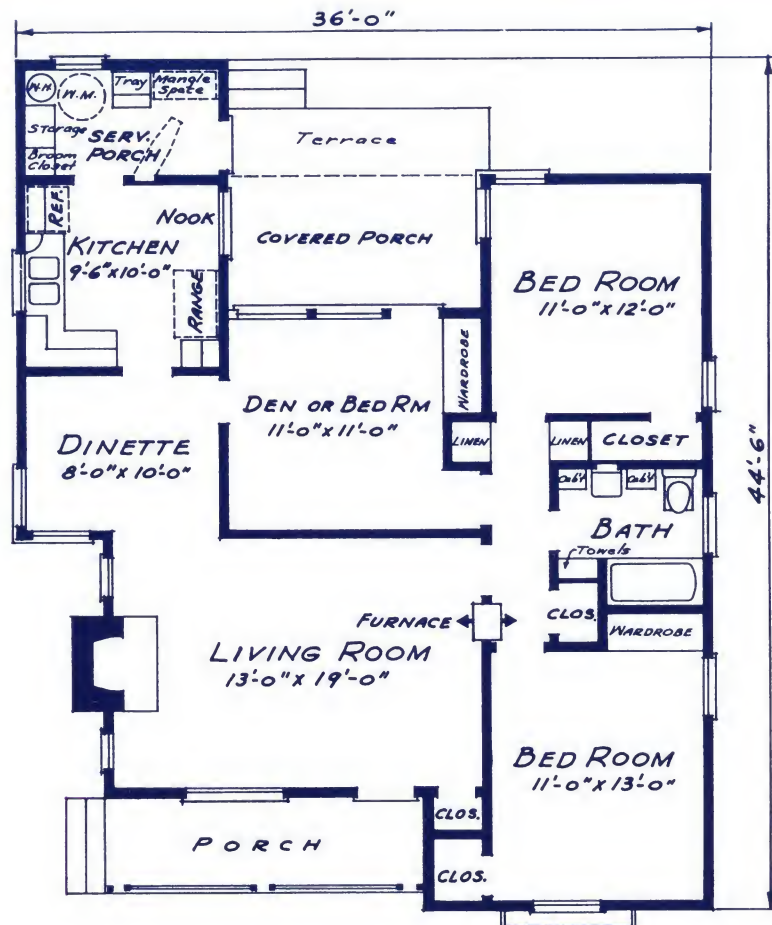
HOUSE AREA 1167^{sq}
 PORCH AREA 102^{sq}





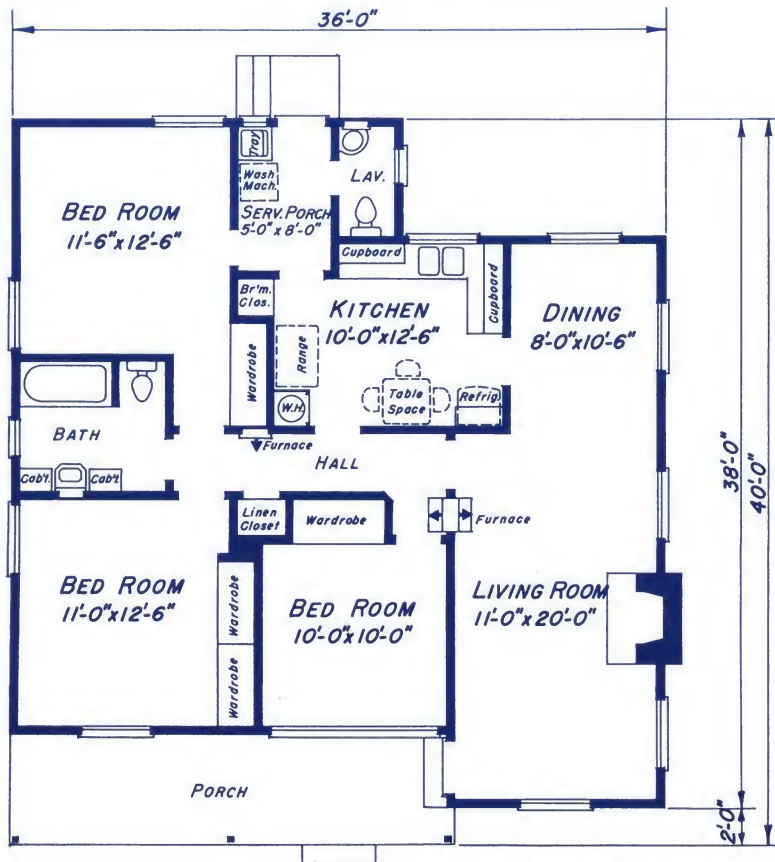
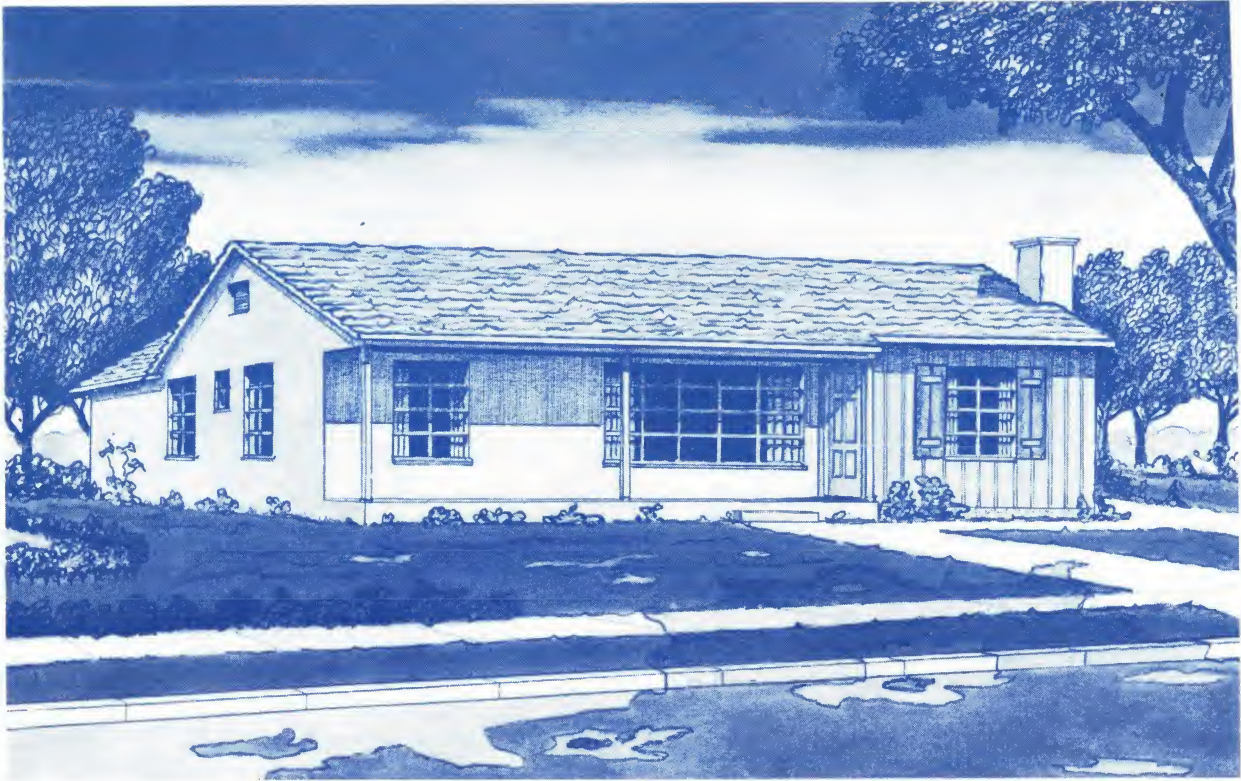
PLAN NO. 305

HOUSE AREA = 1174 sq'
 PORCH AREA = 149 sq'

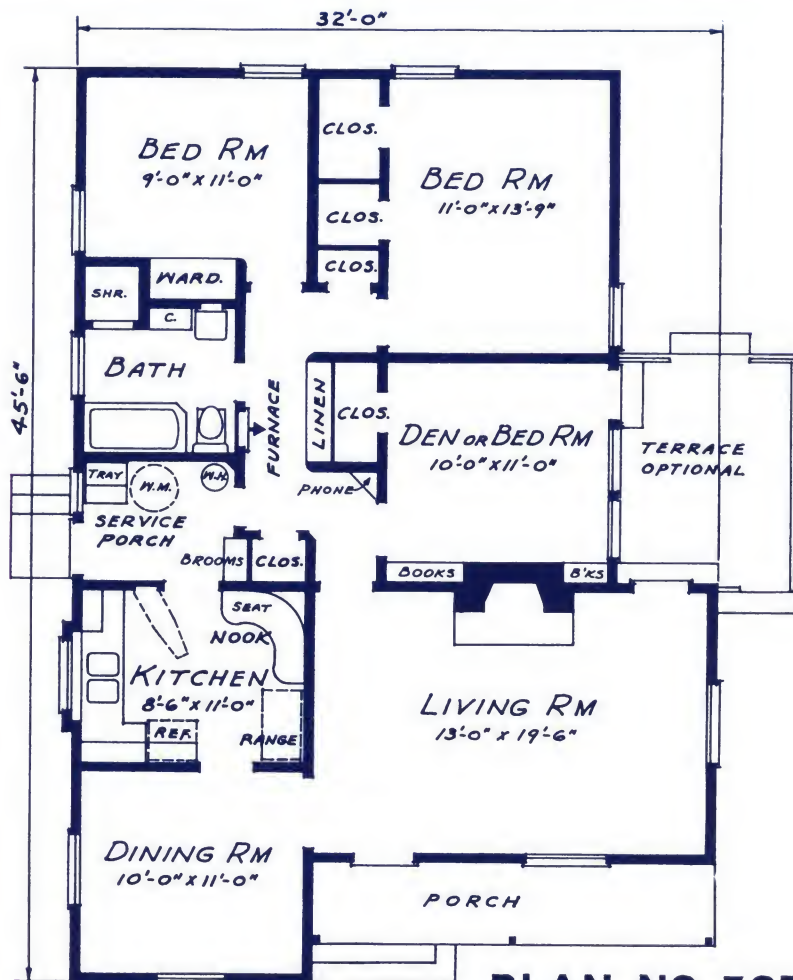


PLAN NO. 306

HOUSE AREA = 1175⁰
 PORCH AREAS = 174⁰
 TERRACE AREA = 47⁰

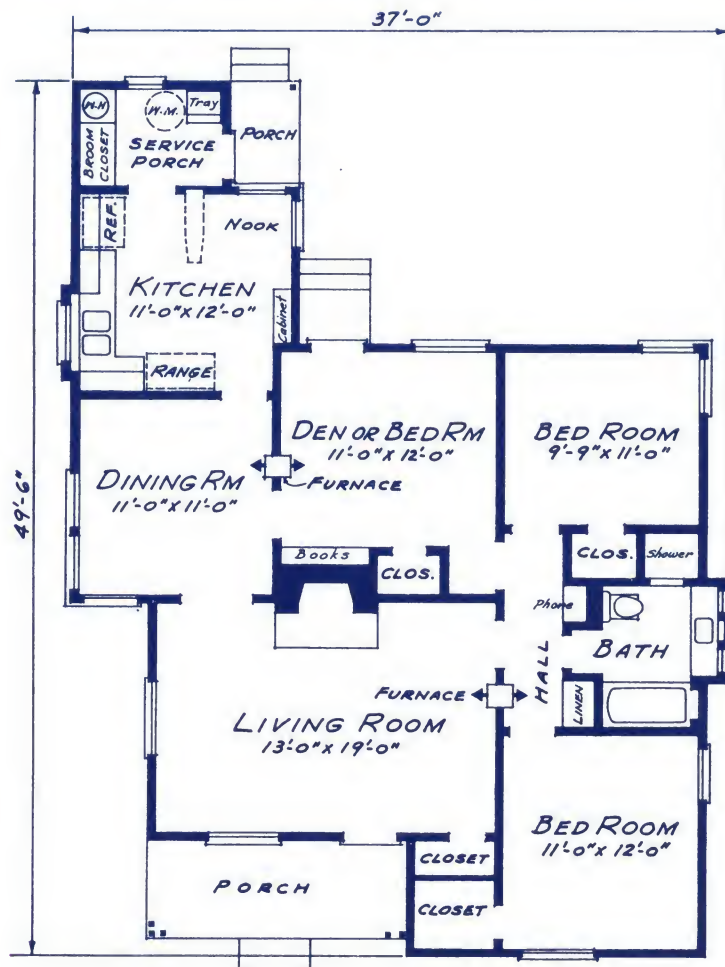
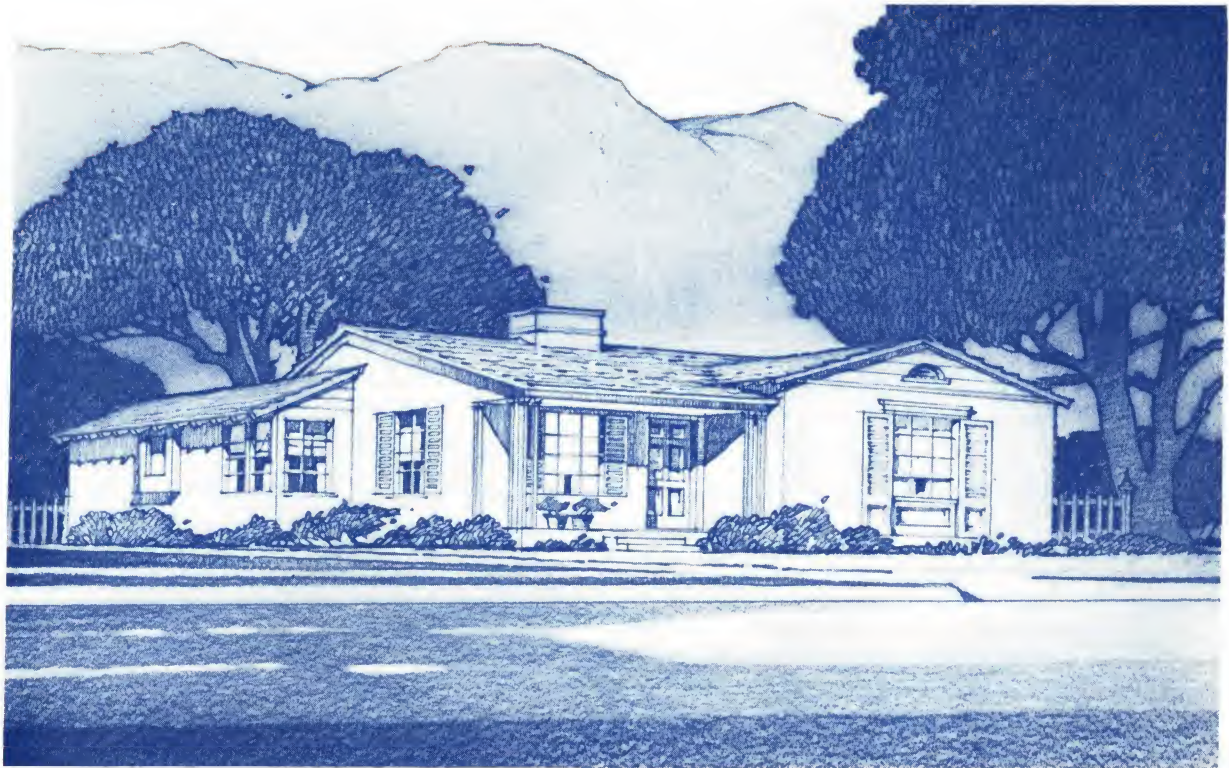


PLAN NO. 306-E
 HOUSE AREA 1178^{sq}
 PORCH AREA 145^{sq}

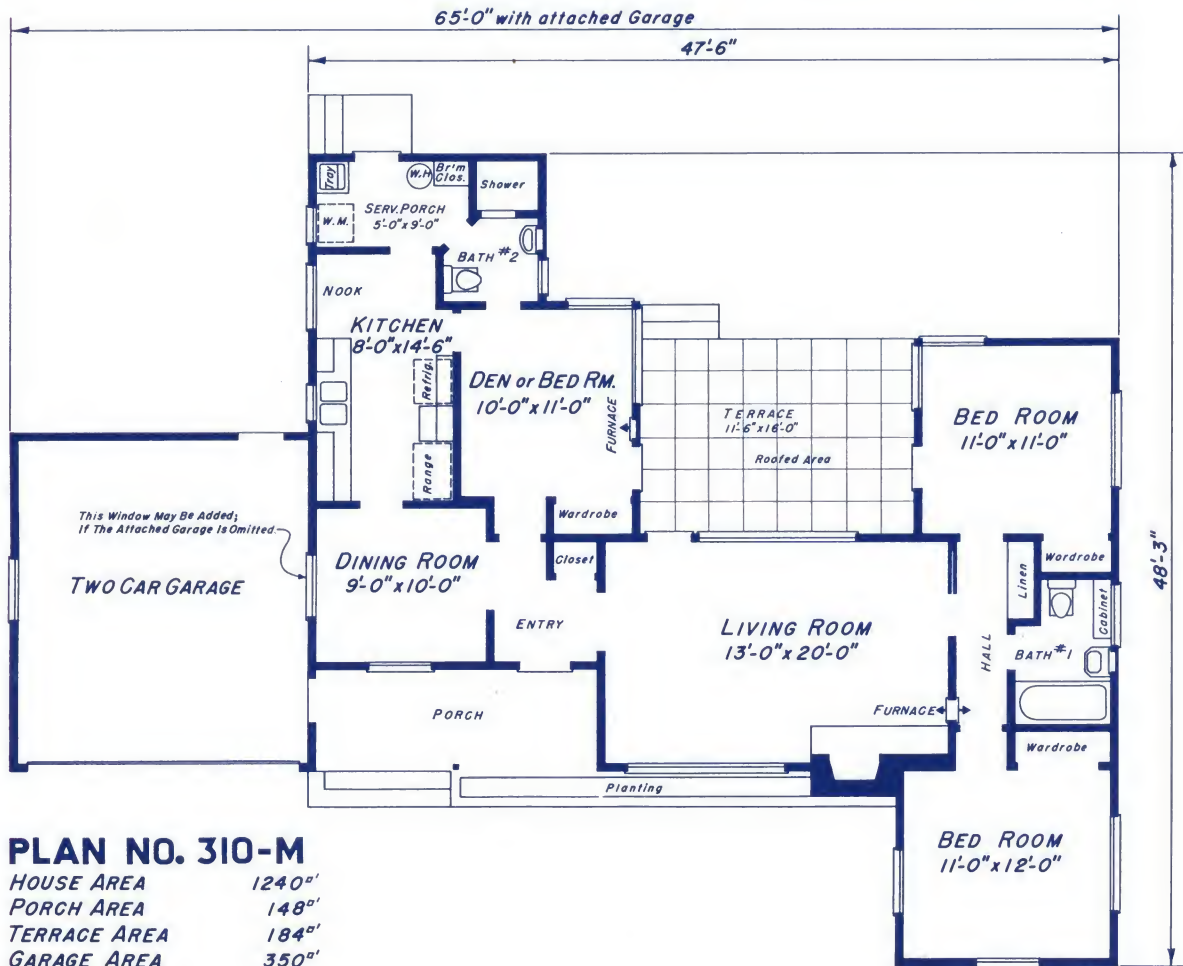


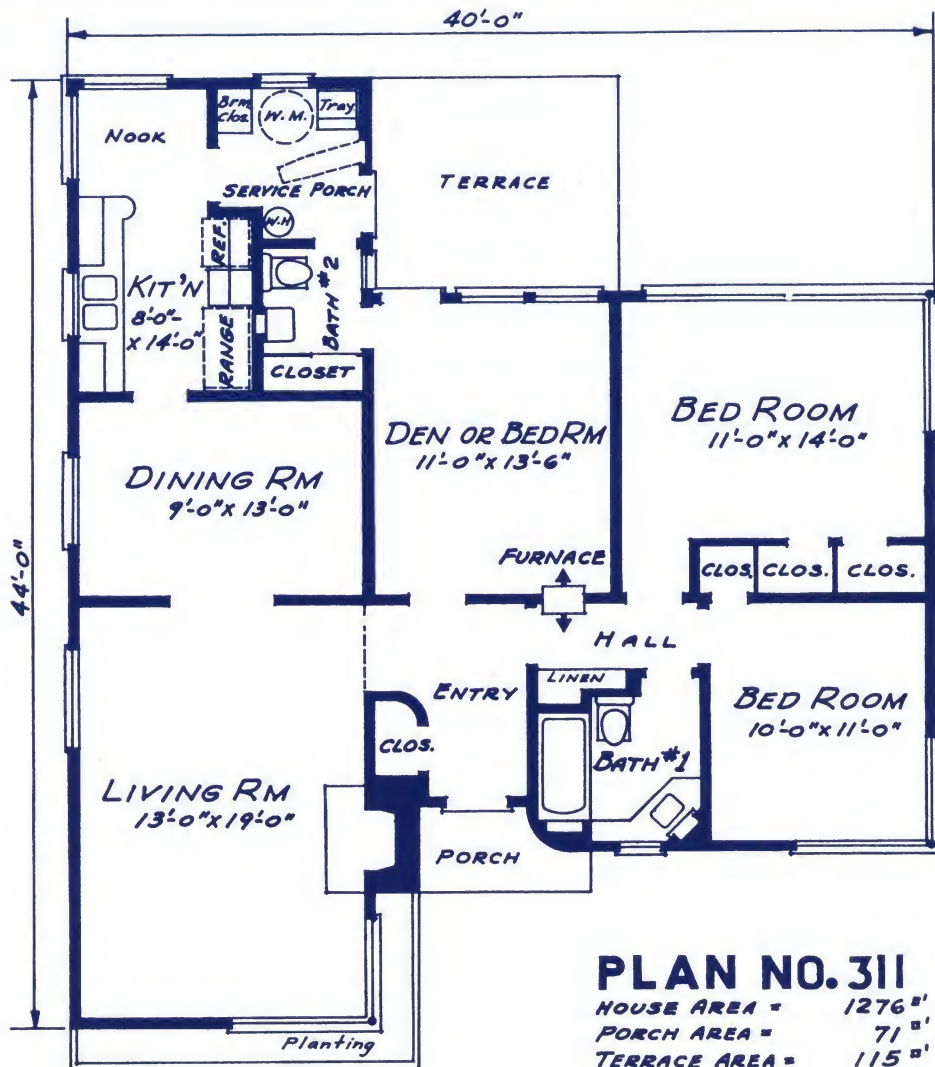
PLAN NO. 307

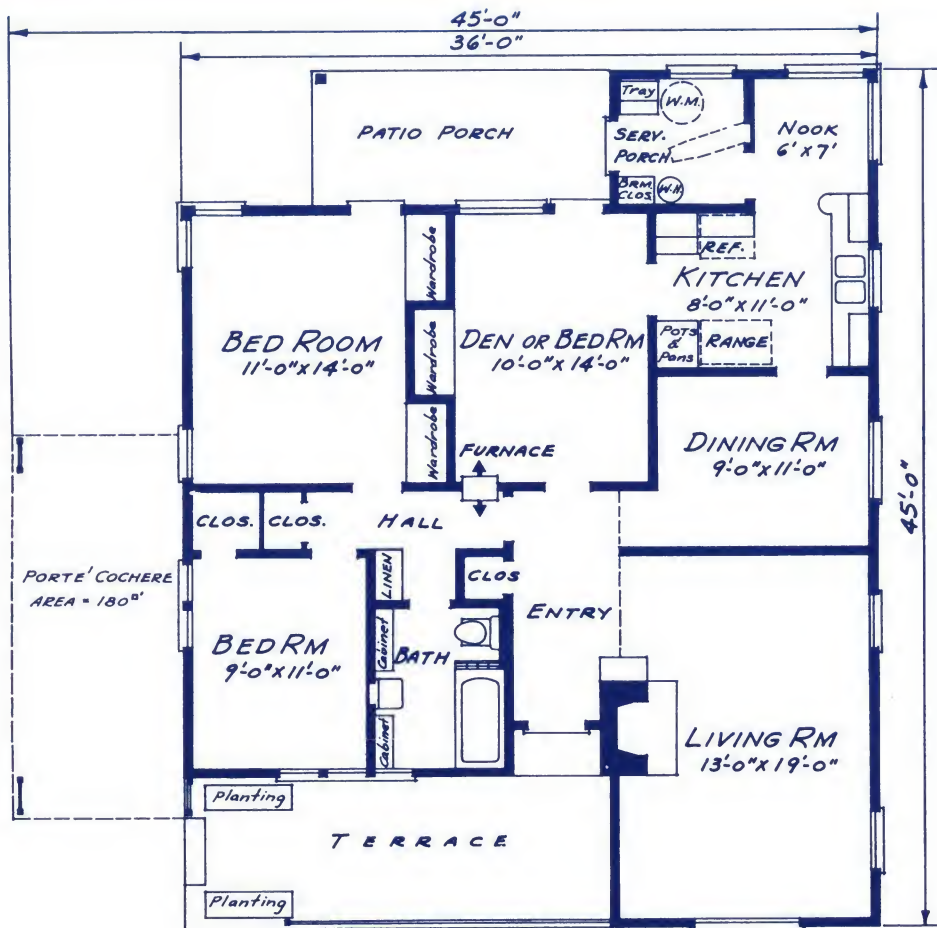
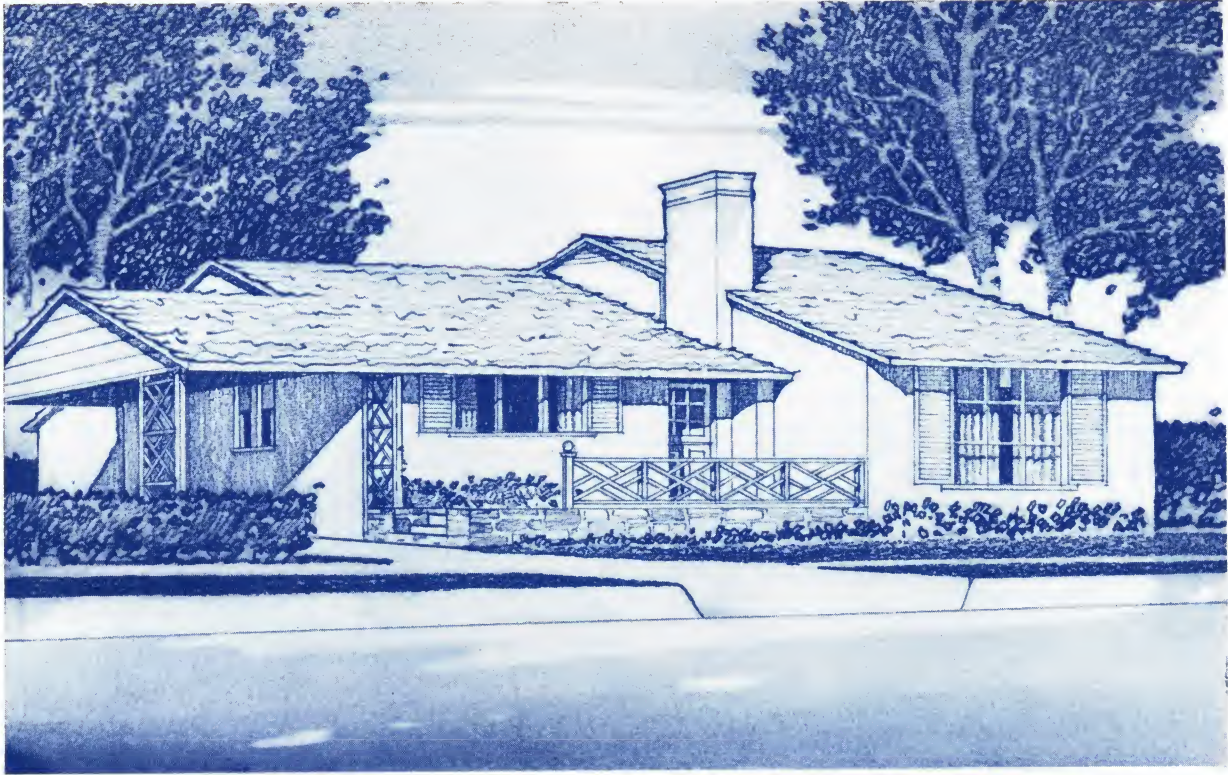
HOUSE AREA 1209'
 PORCH AREA 80'
 TERRACE AREA 108'



PLAN NO. 310
 HOUSE AREA = 1238 ^{sq} ft
 PORCH AREAS = 104 ^{sq} ft

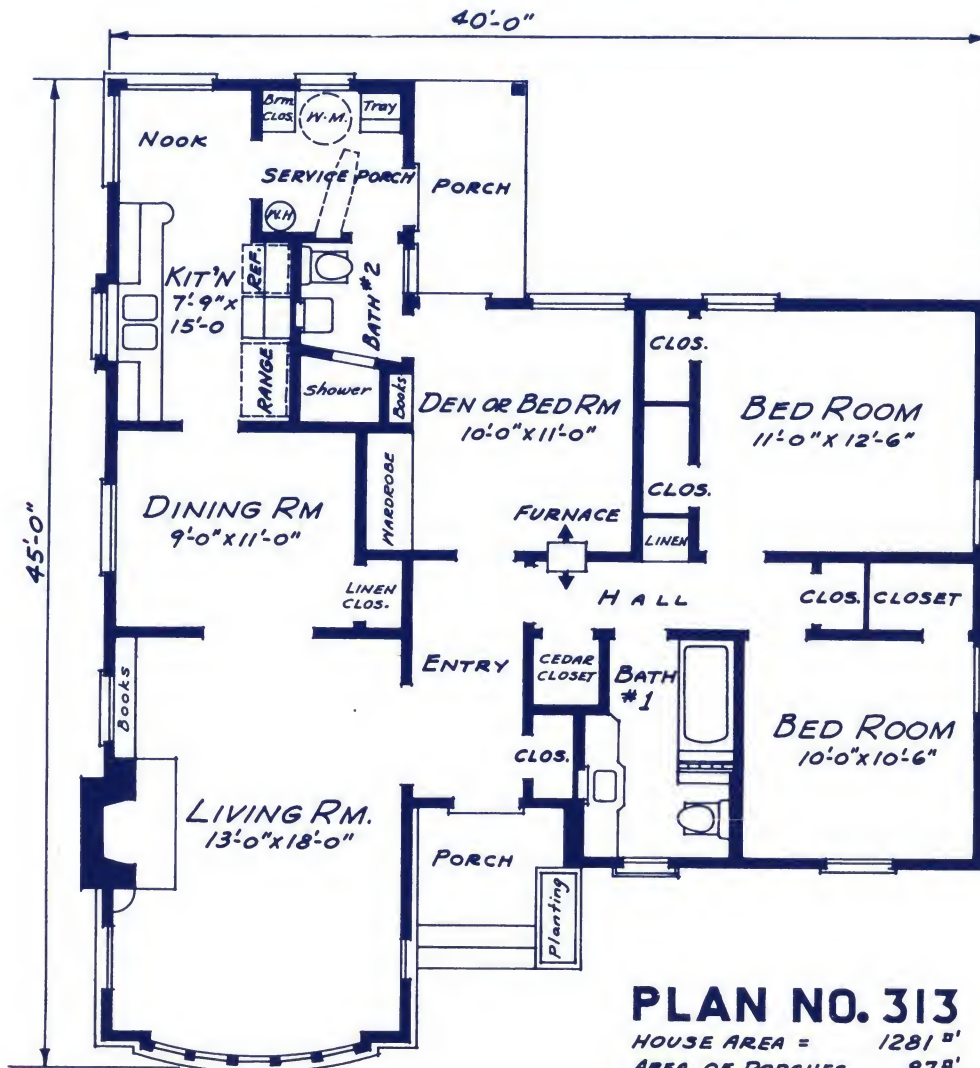
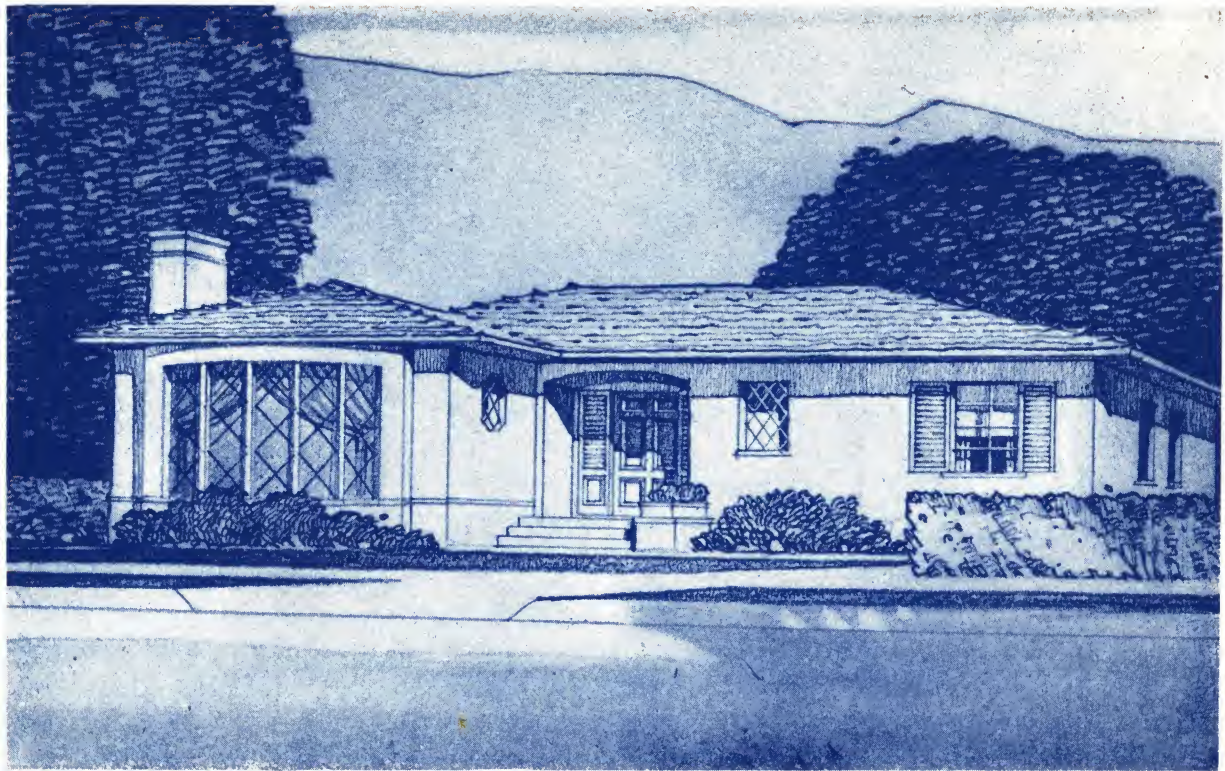


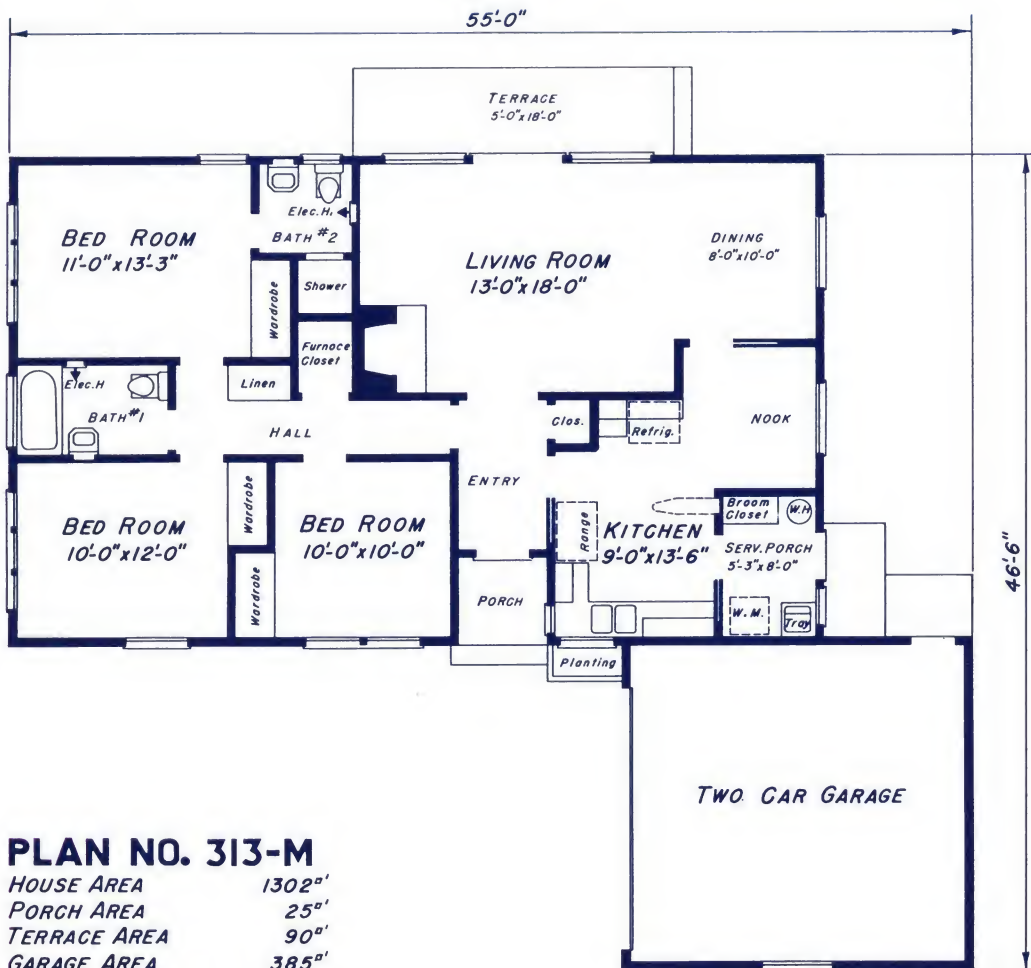


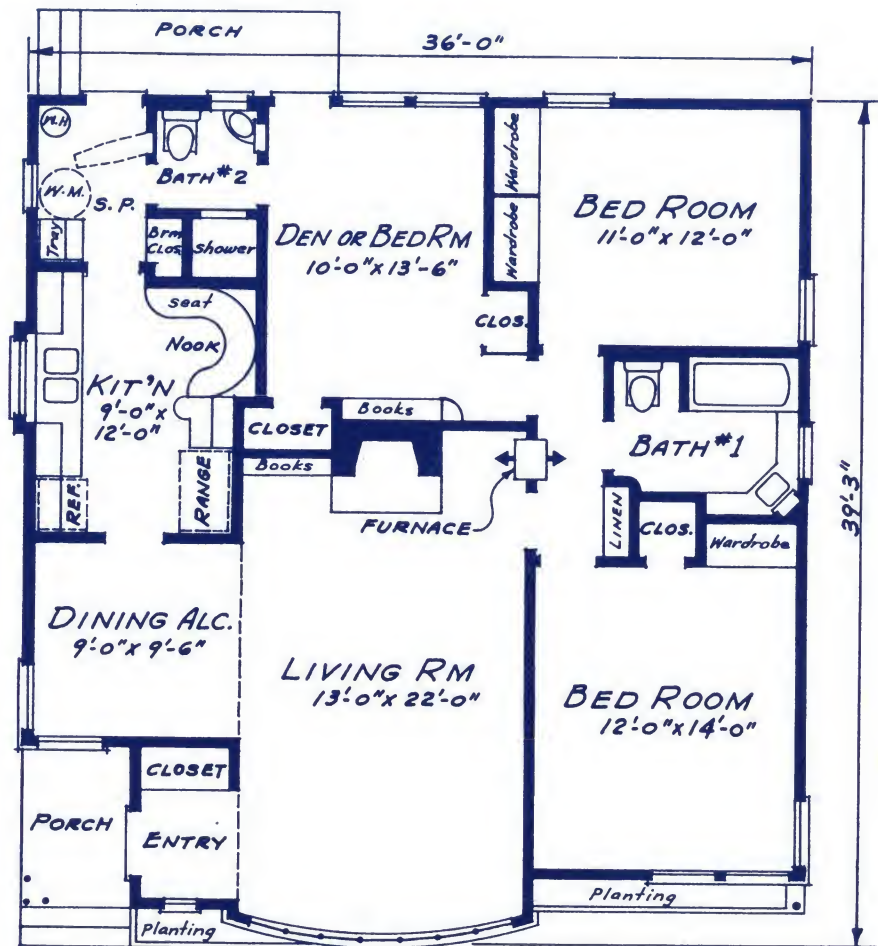
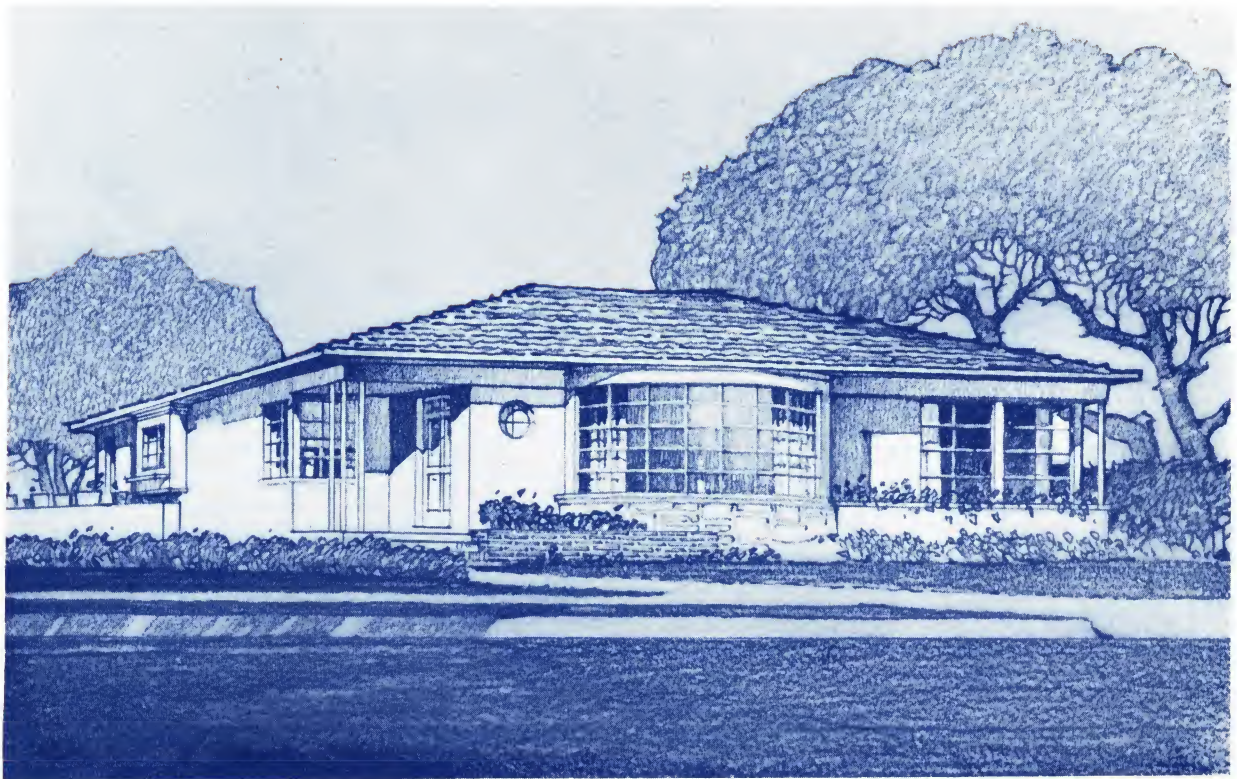


PLAN NO. 312

HOUSE AREA = 1279'
FRONT TERRACE AREA = 187'
PATIO PORCH AREA = 109'

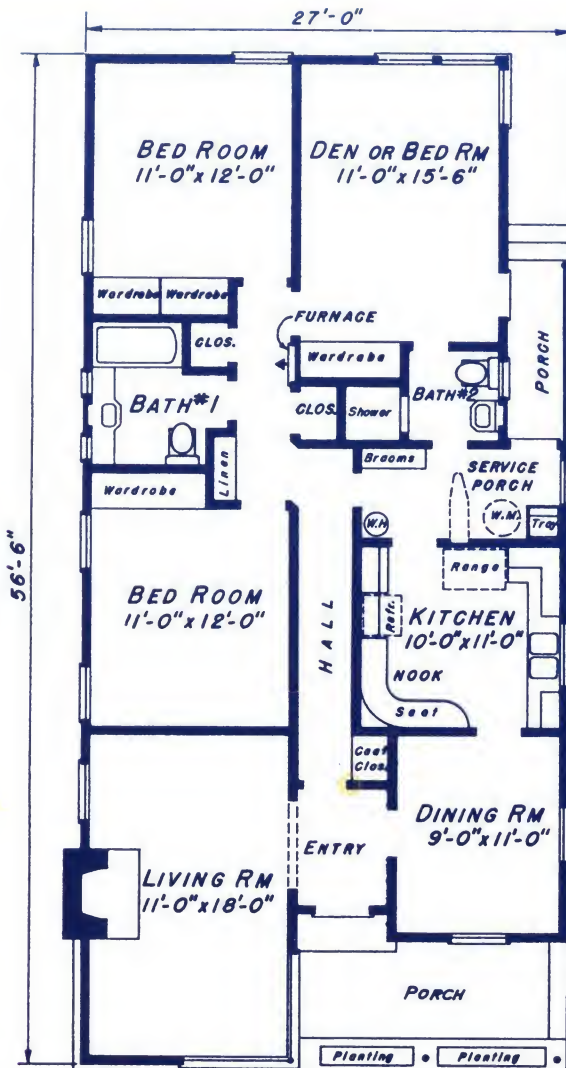
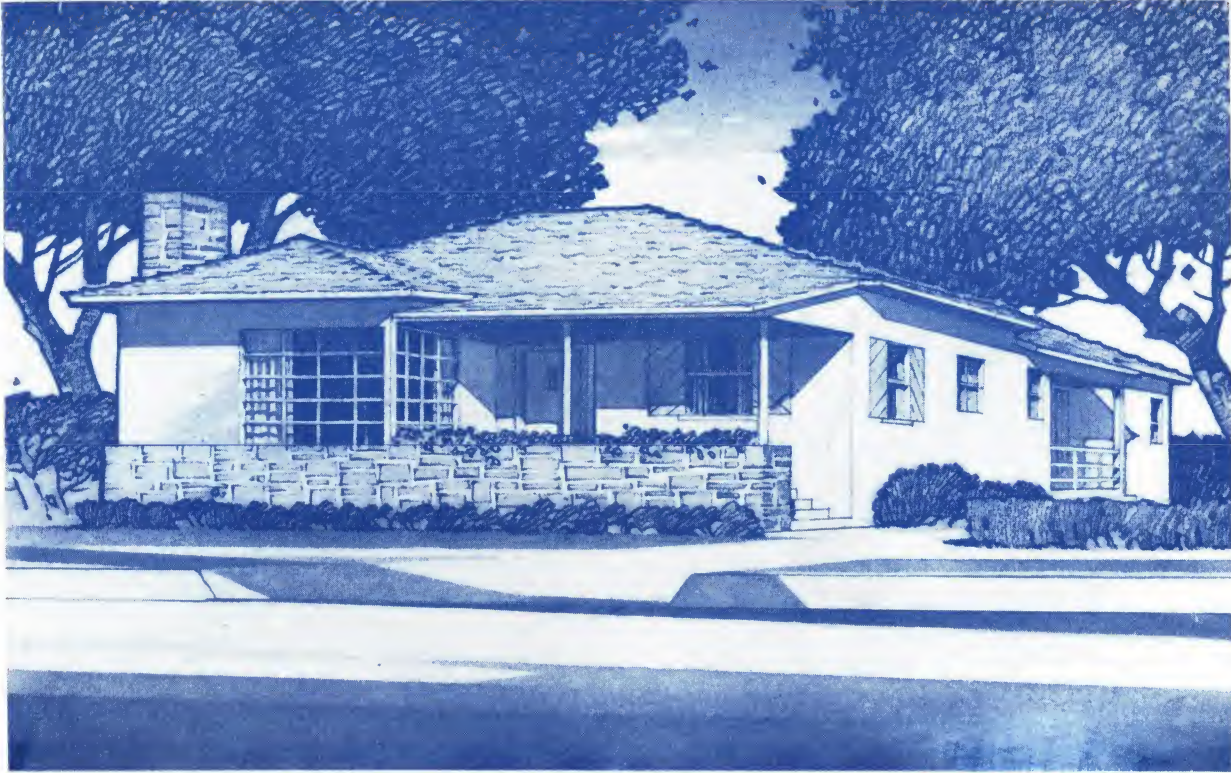




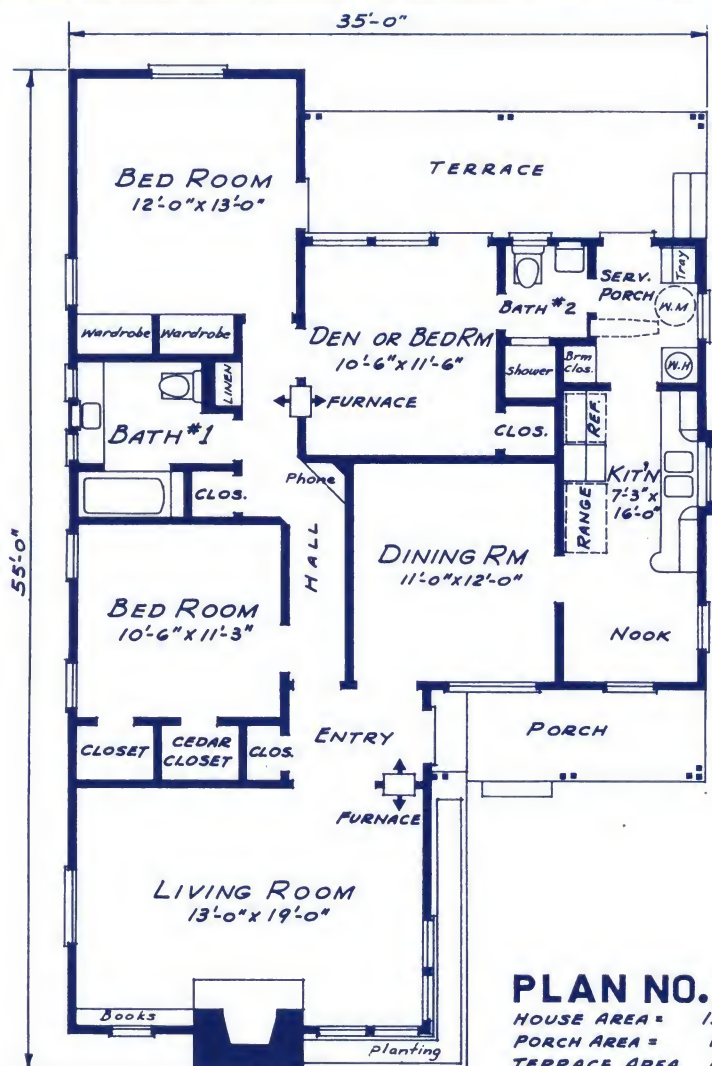
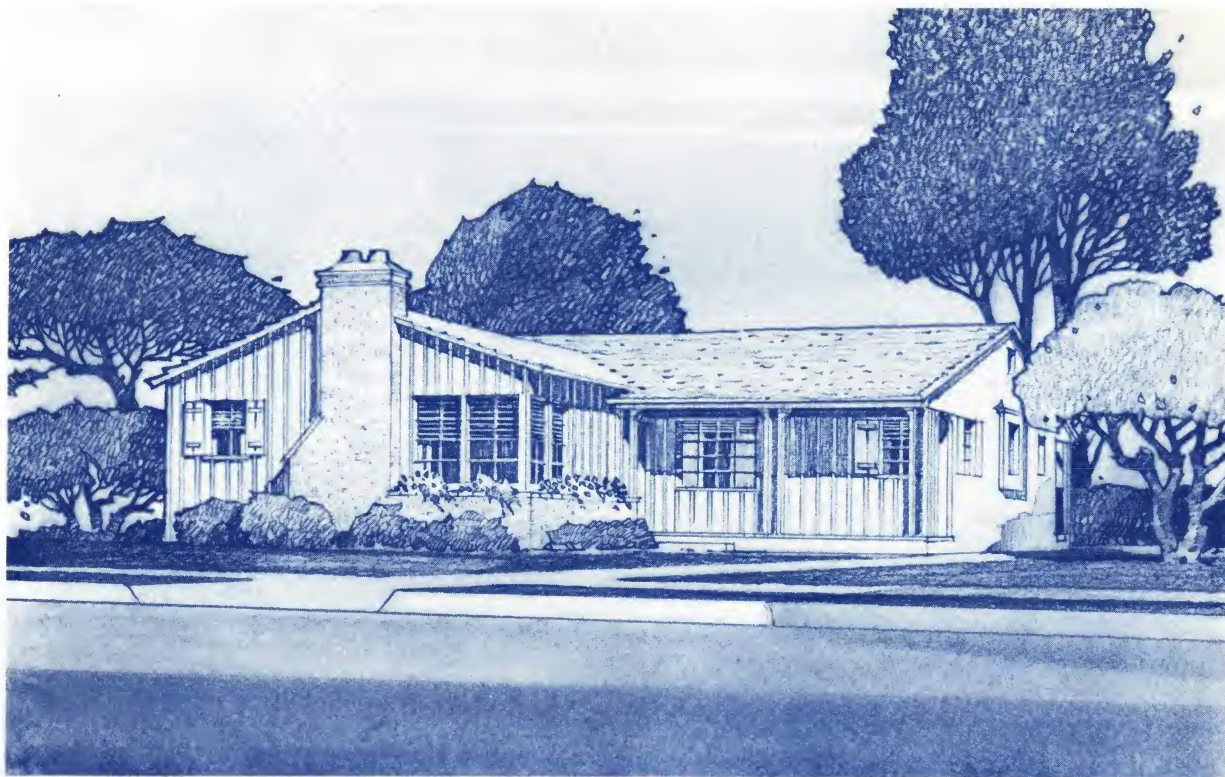


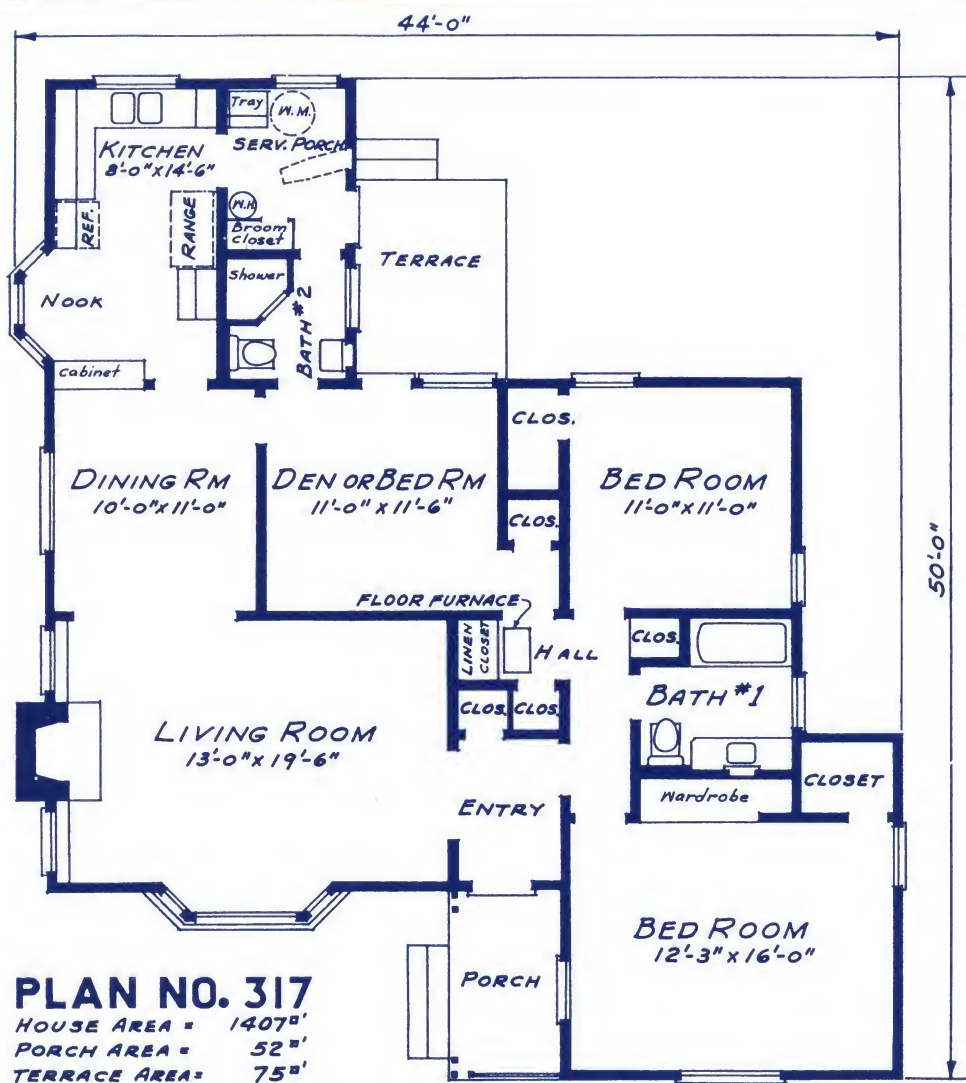
PLAN NO. 314

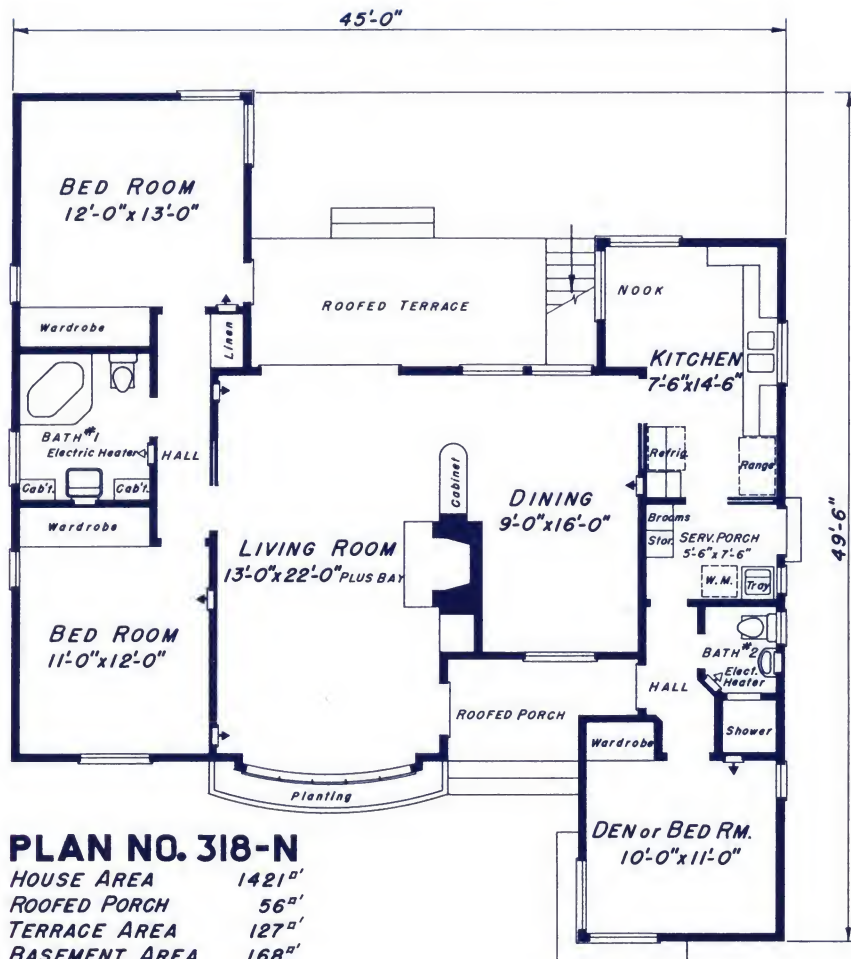
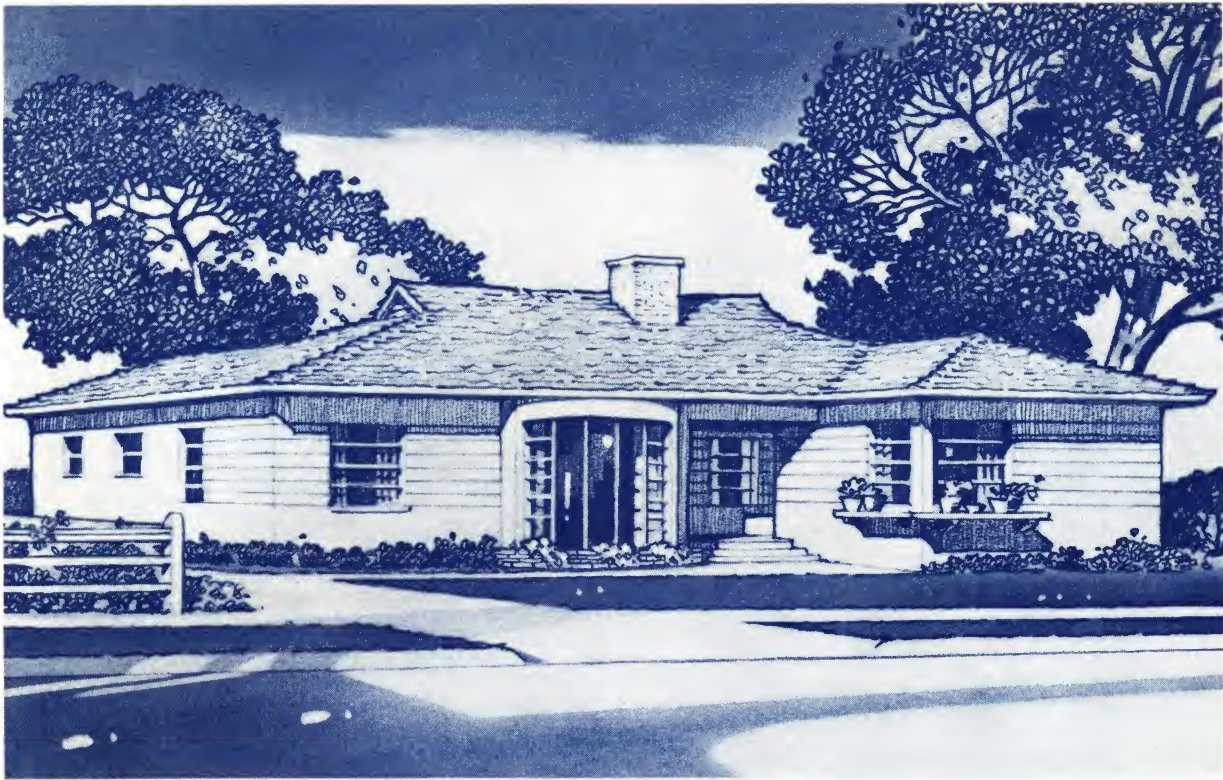
HOUSE AREA = 1313 ^{sq}'
 AREA OF PORCHES 114 ^{sq}'

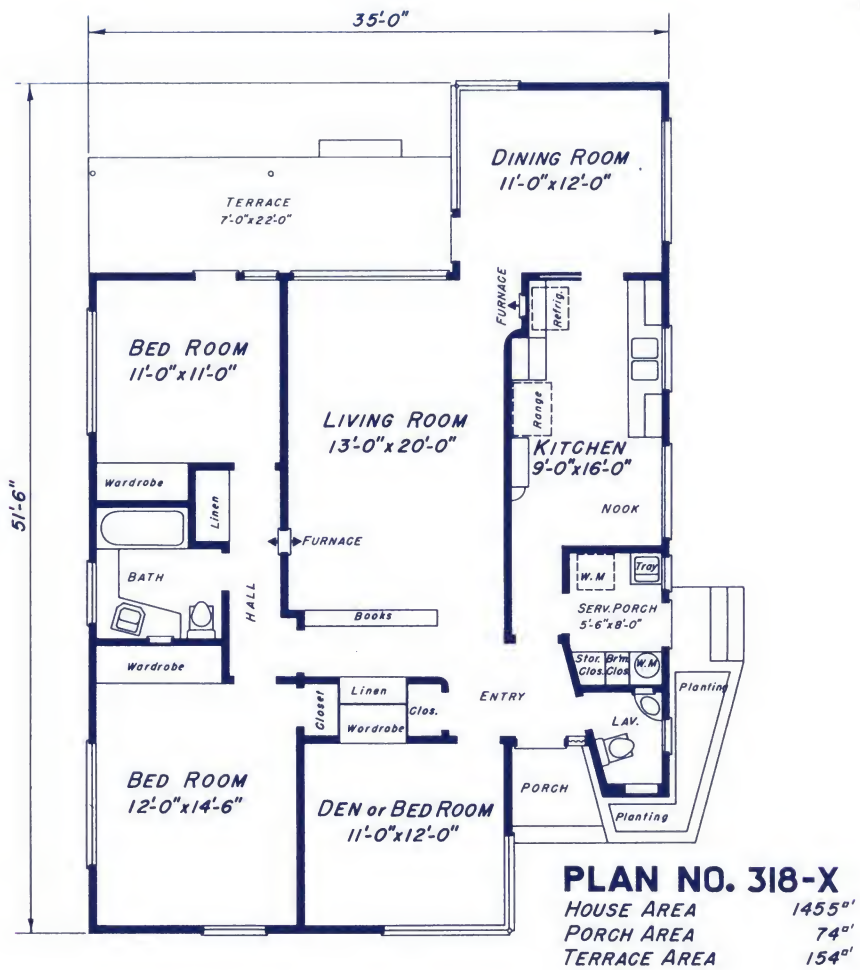
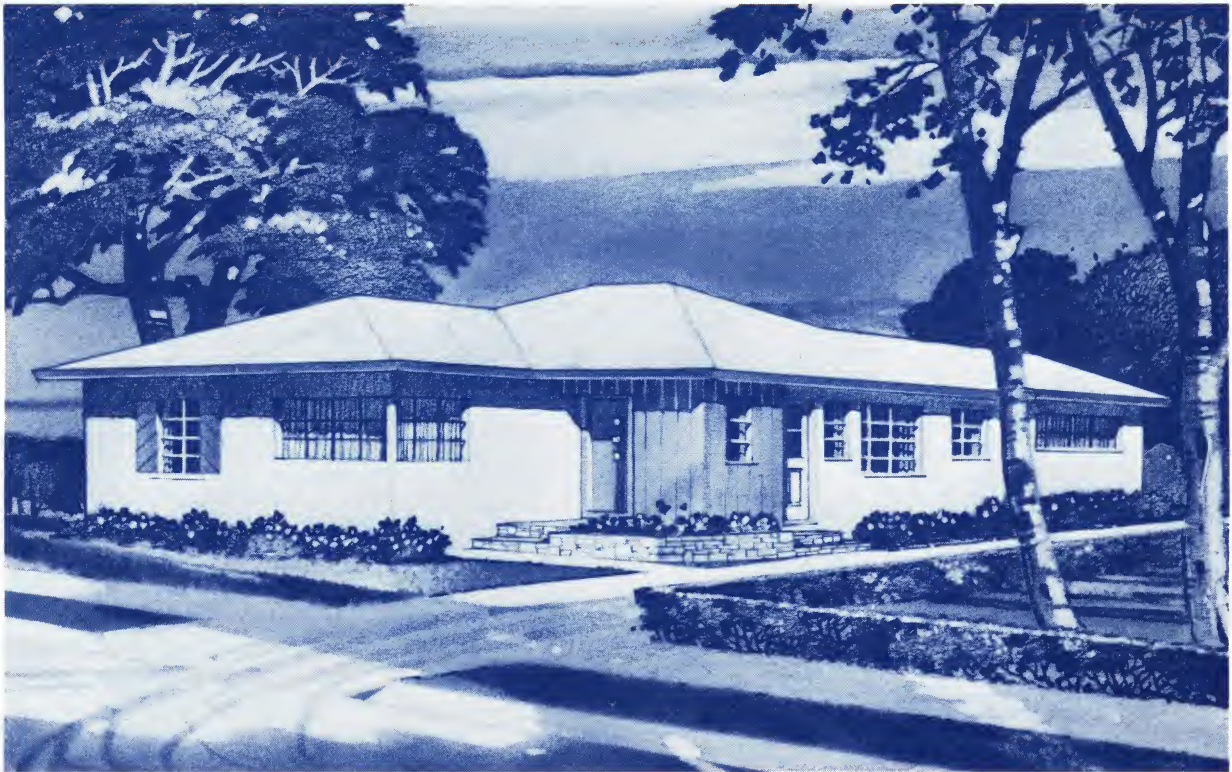


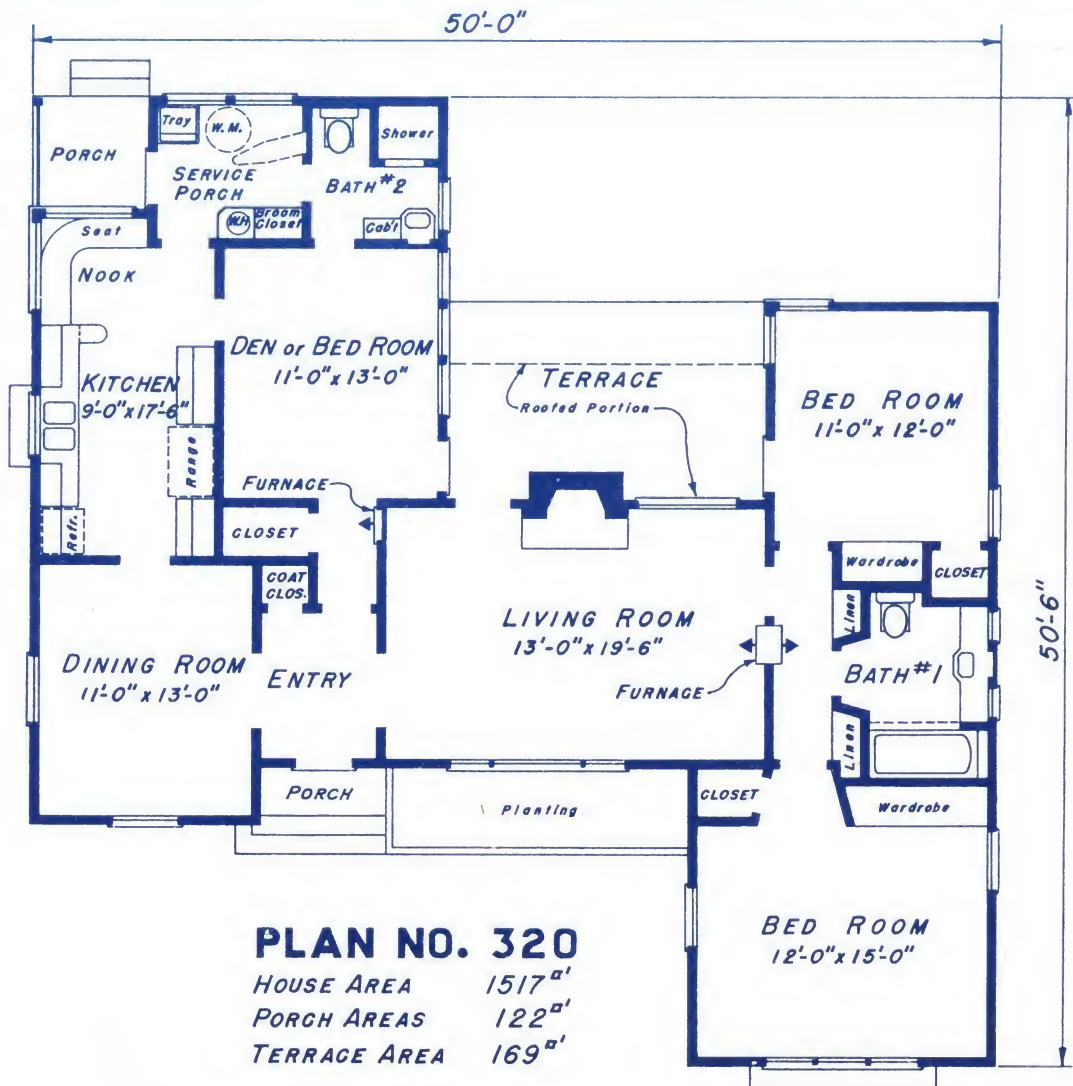
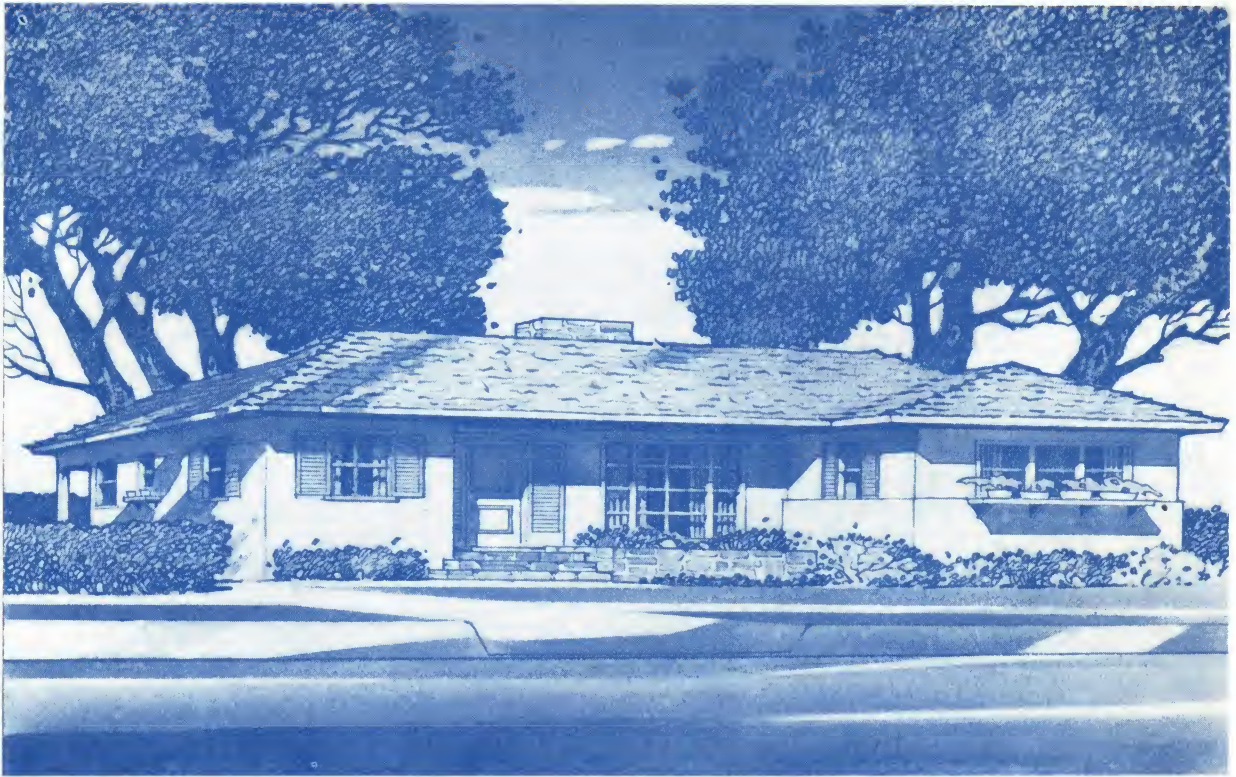
PLAN NO. 314-X
 HOUSE AREA 1338^{sq}
 PORCH AREA 144^{sq}

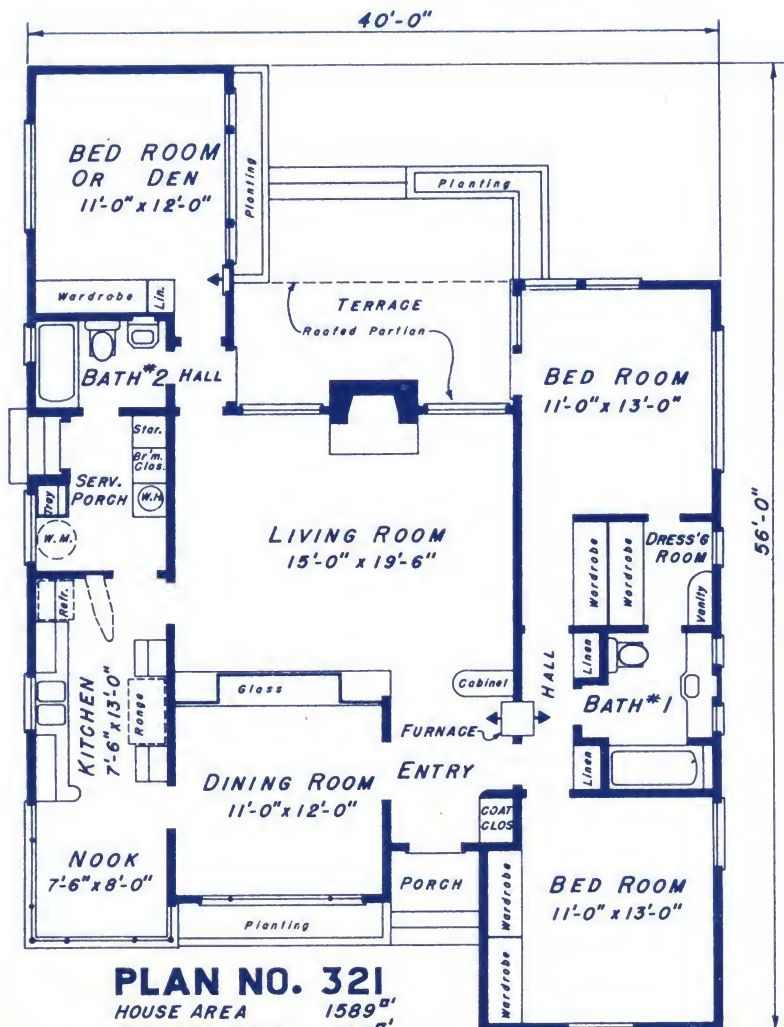




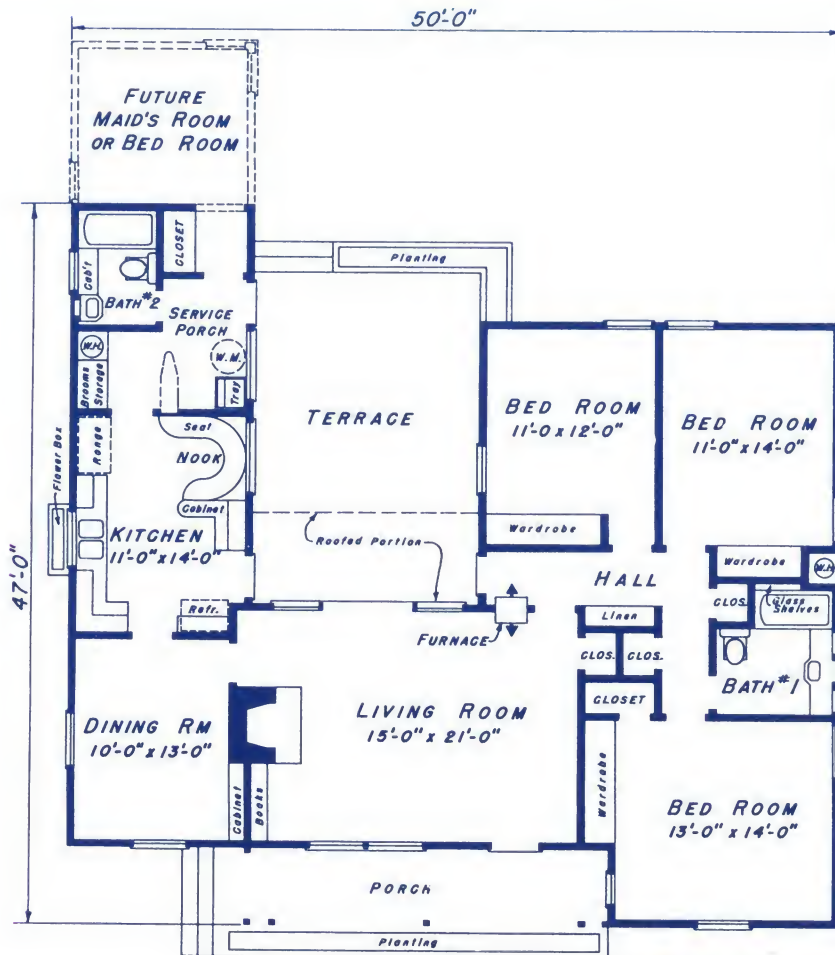
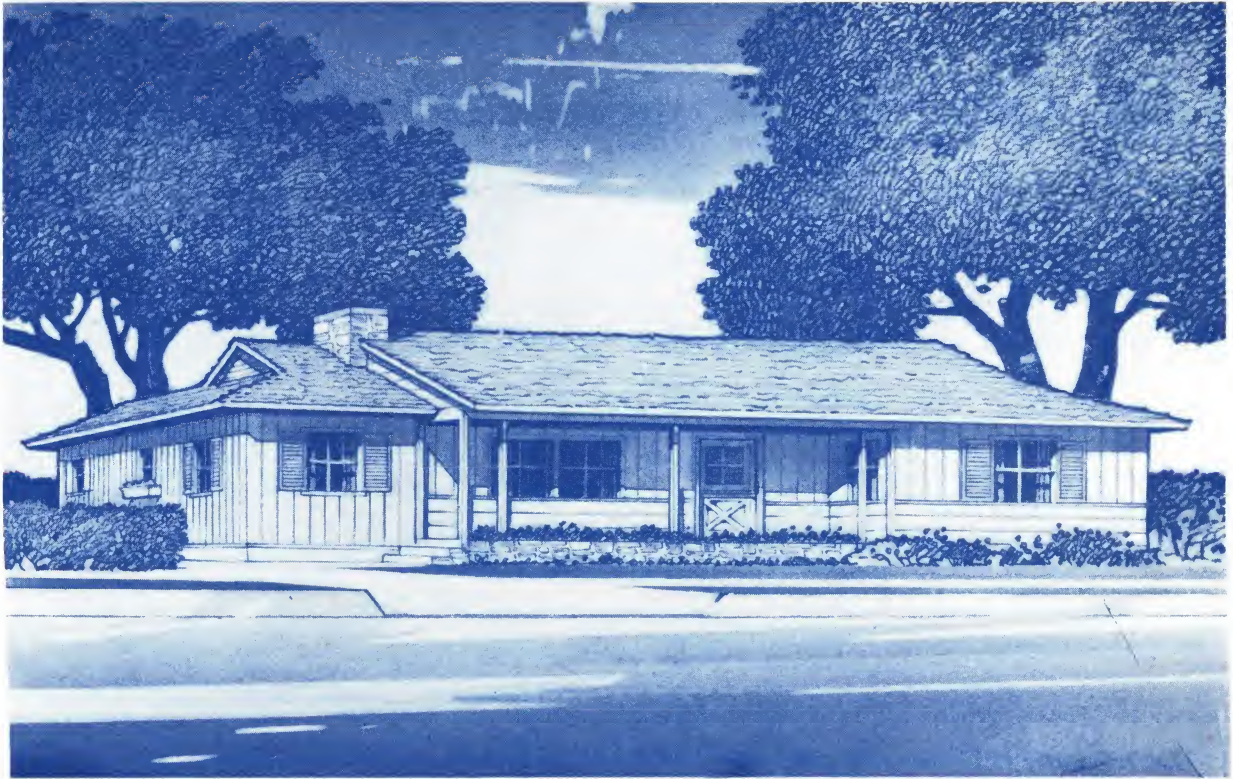




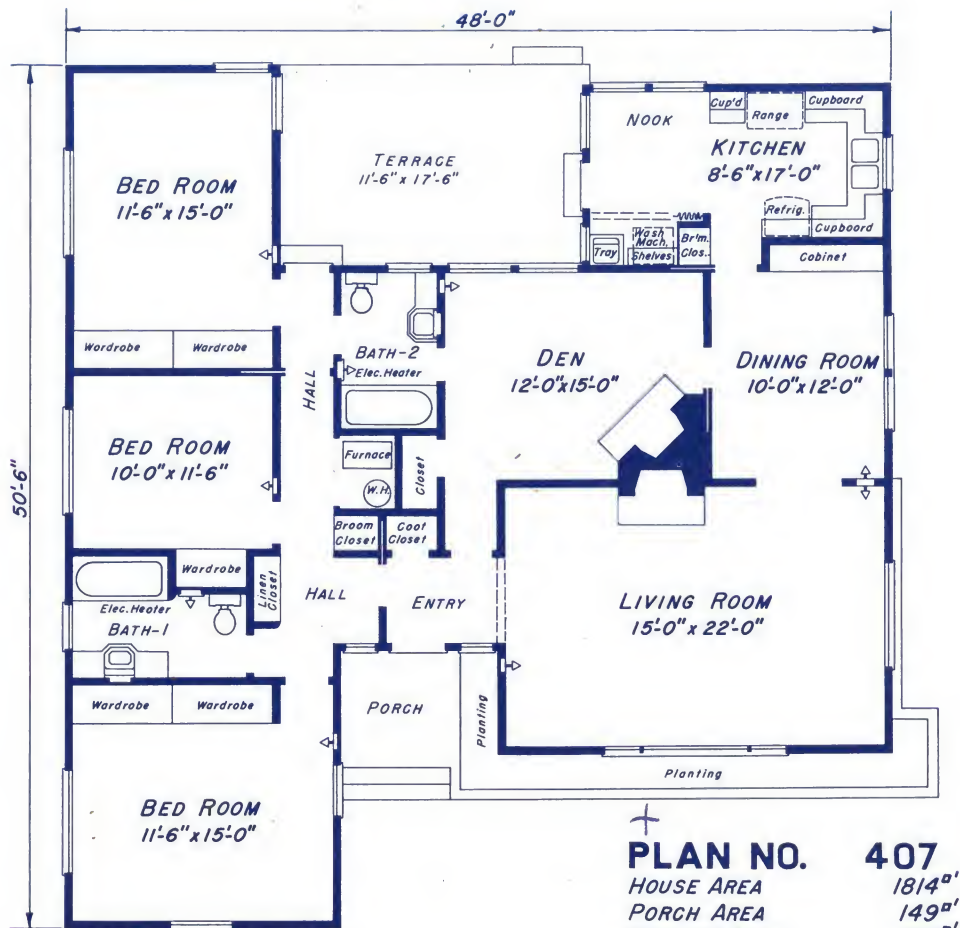
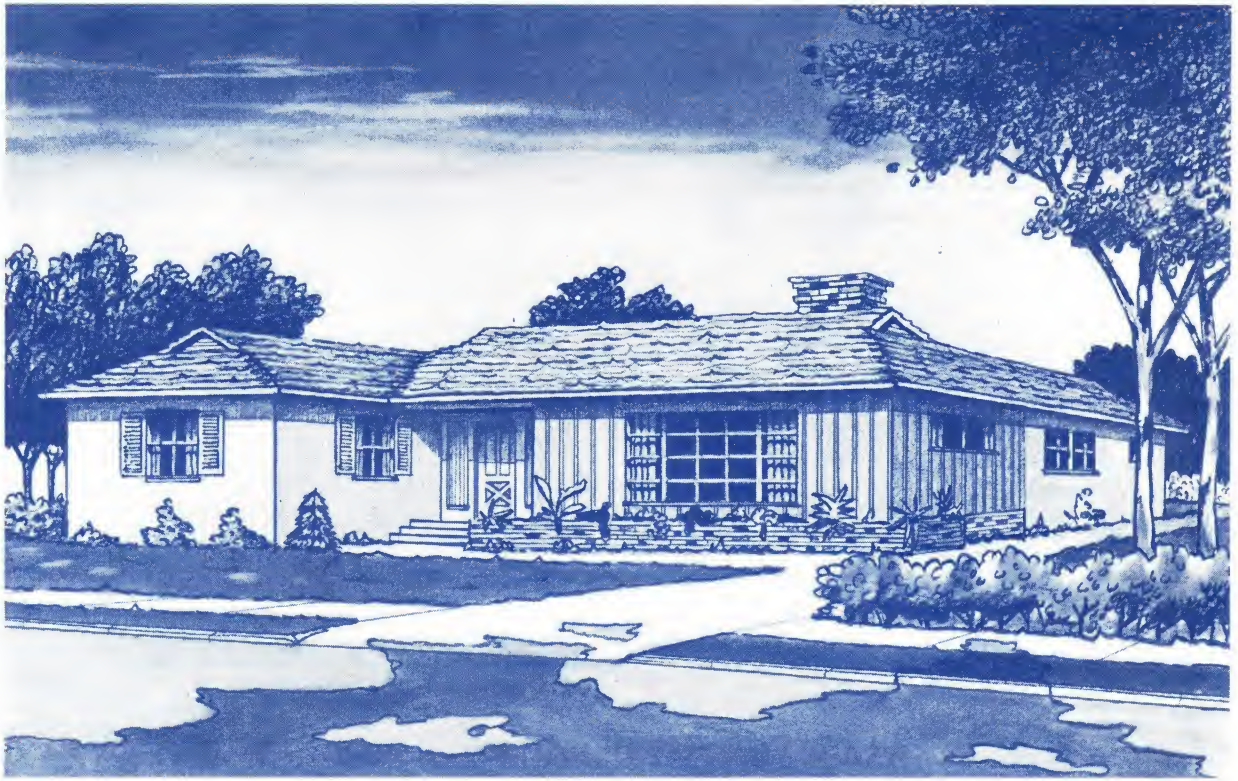


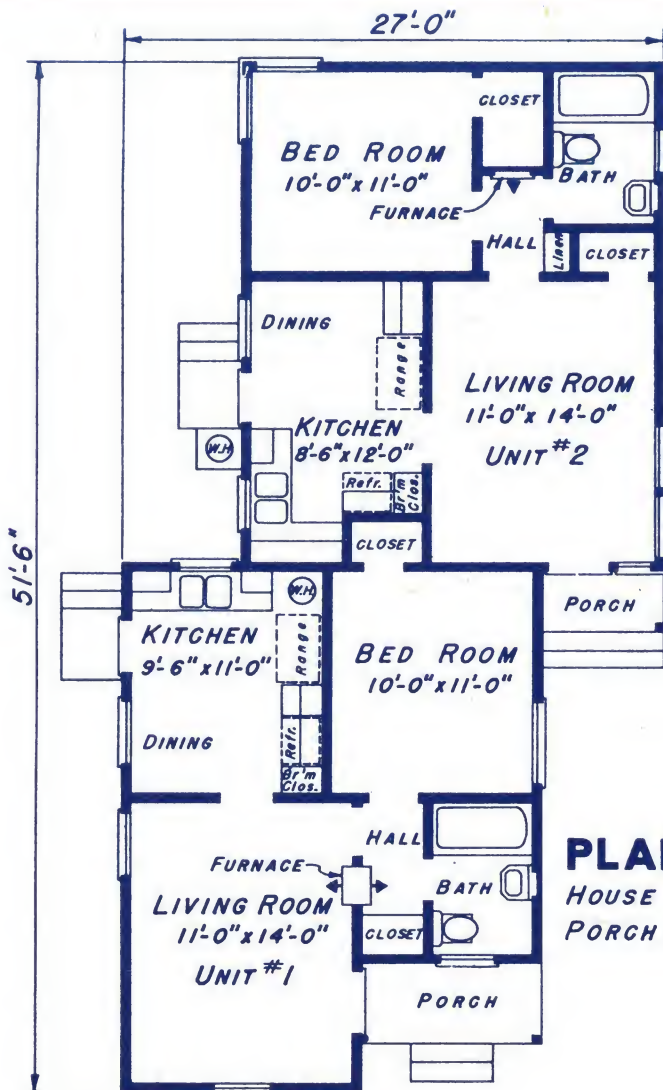


PLAN NO. 321
 HOUSE AREA 1589^{sq}
 TERRACE AREA 182^{sq}
 PORCH AREA 100^{sq}

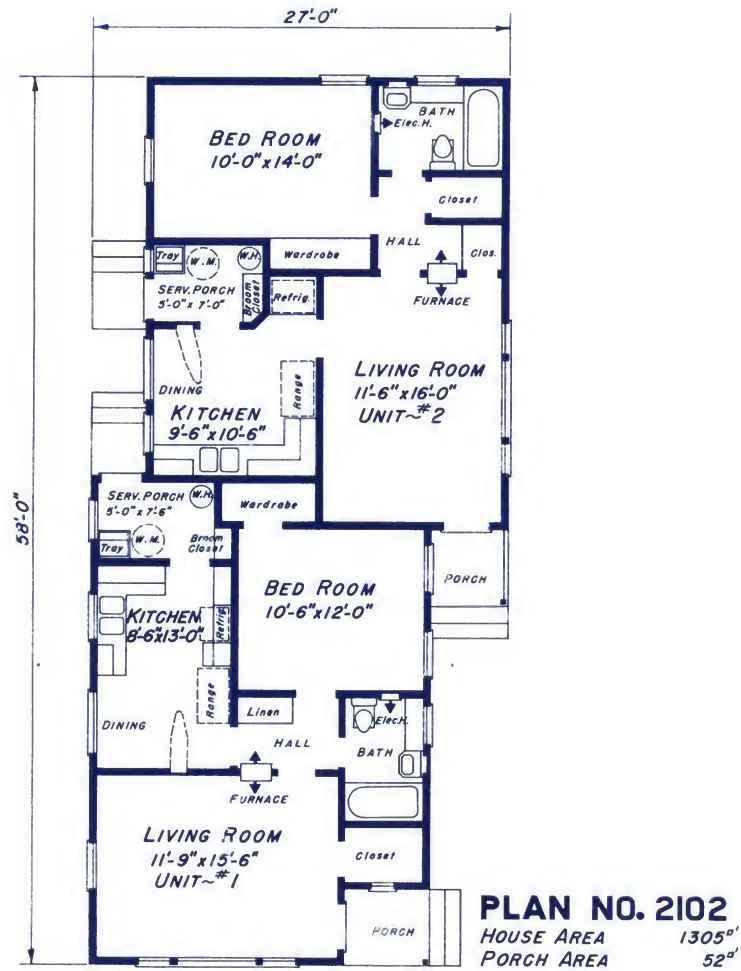
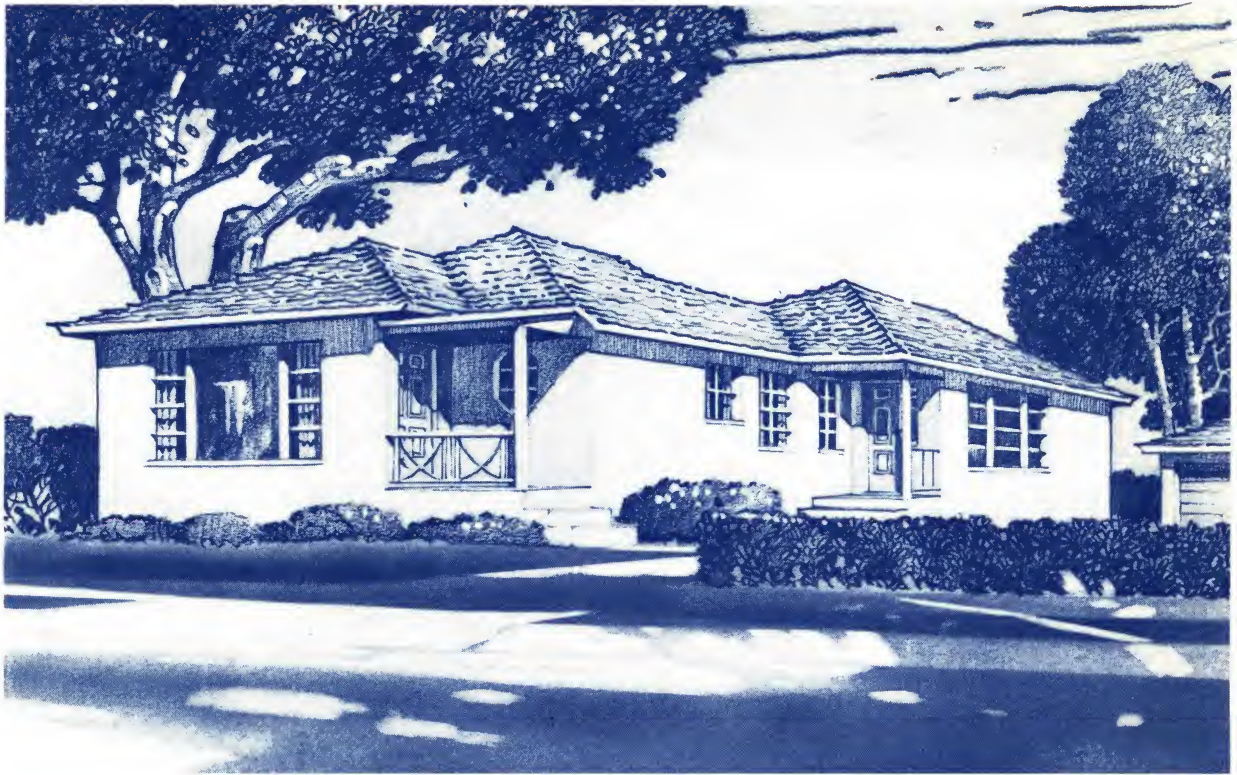


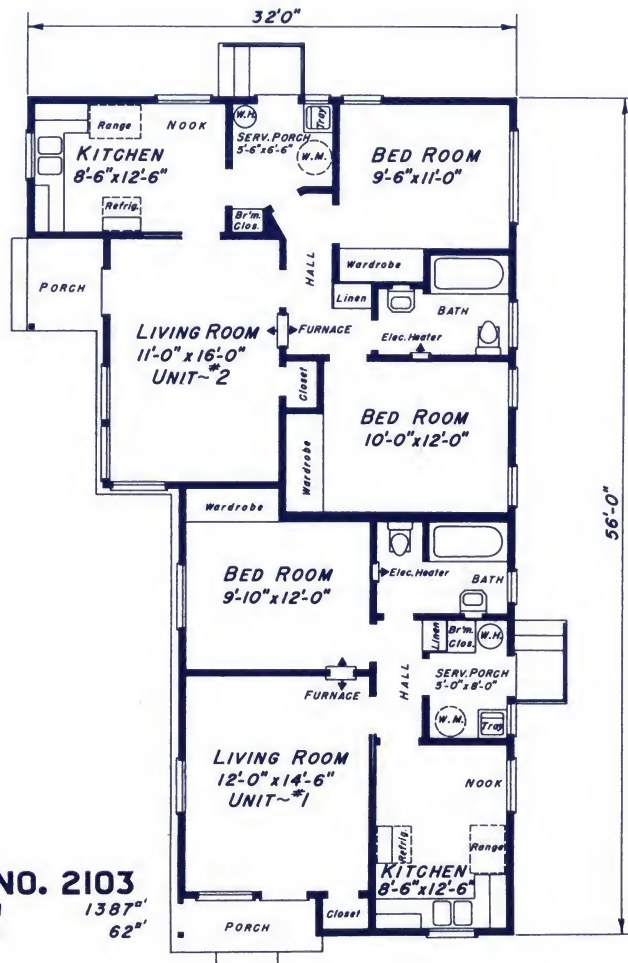
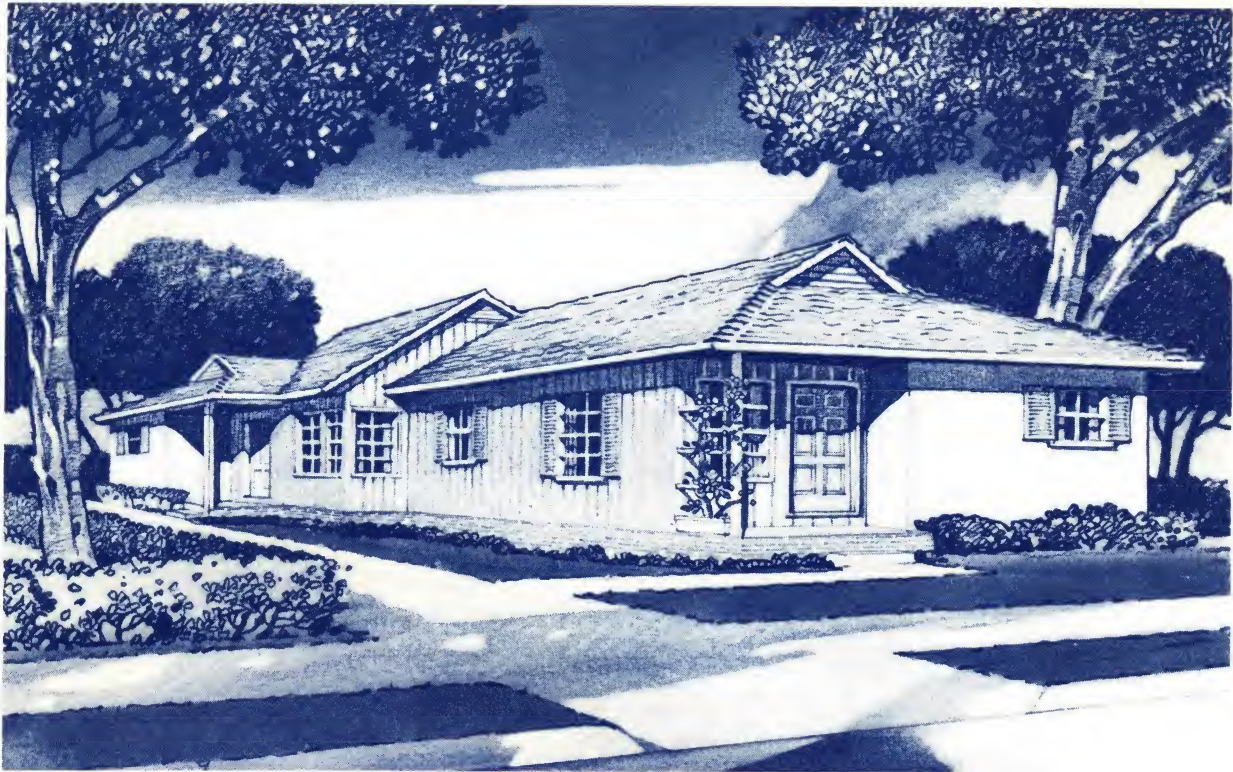
PLAN NO. 322
 HOUSE AREA 1622^{sq} ft
 PORCH AREA 207^{sq} ft
 TERRACE AREA 312^{sq} ft

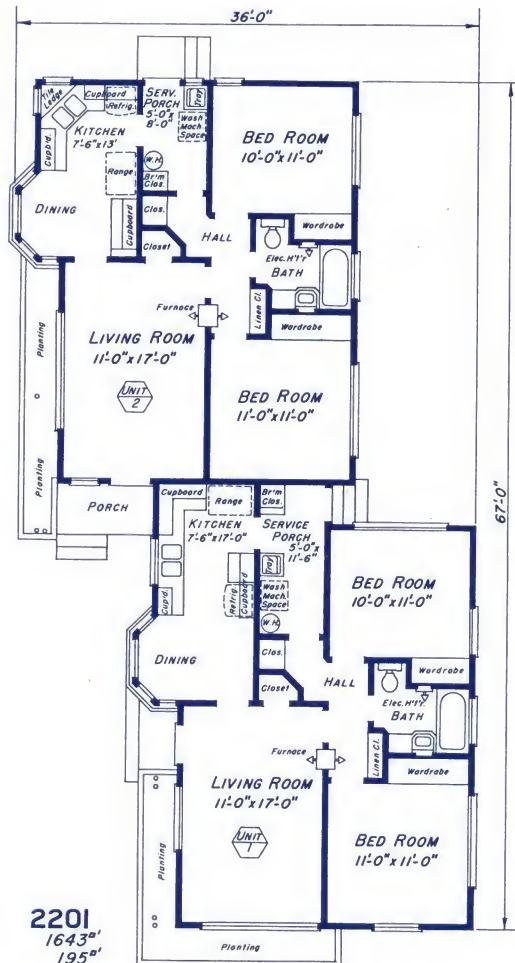
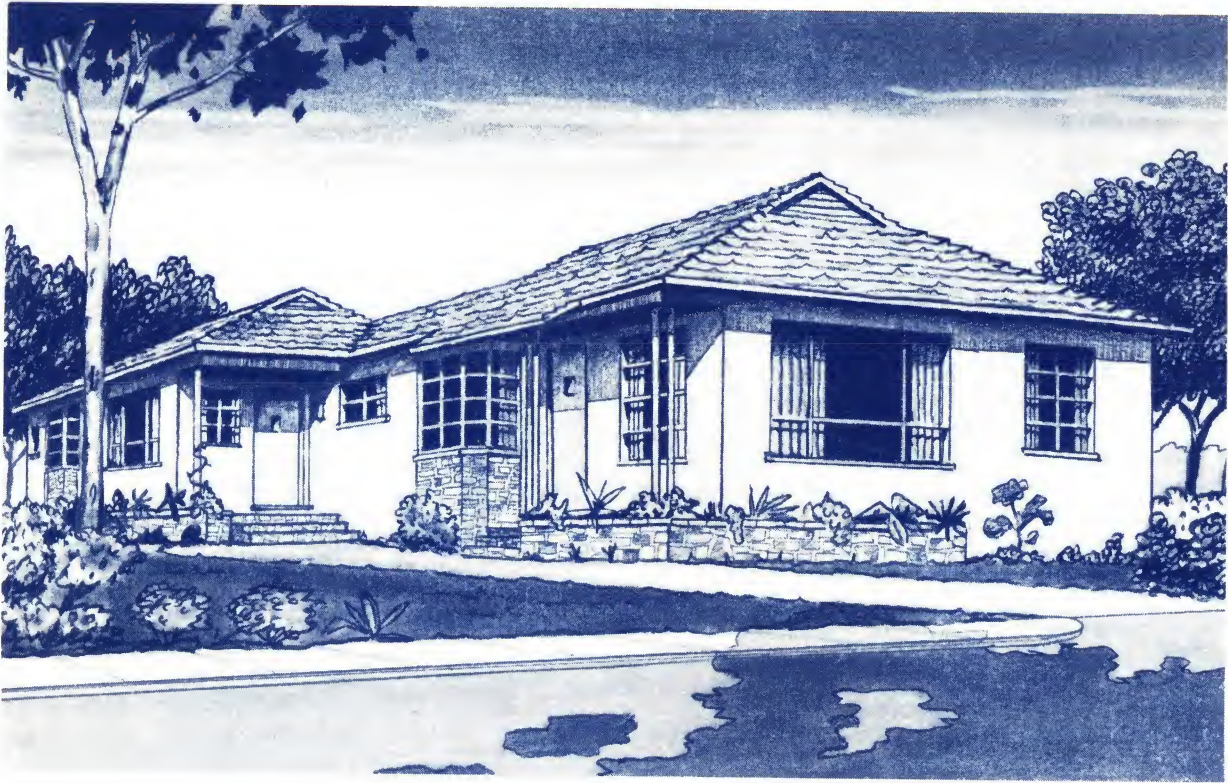




PLAN NO. 2101
 HOUSE AREA 1026^{sq}'
 PORCH AREAS 54^{sq}'

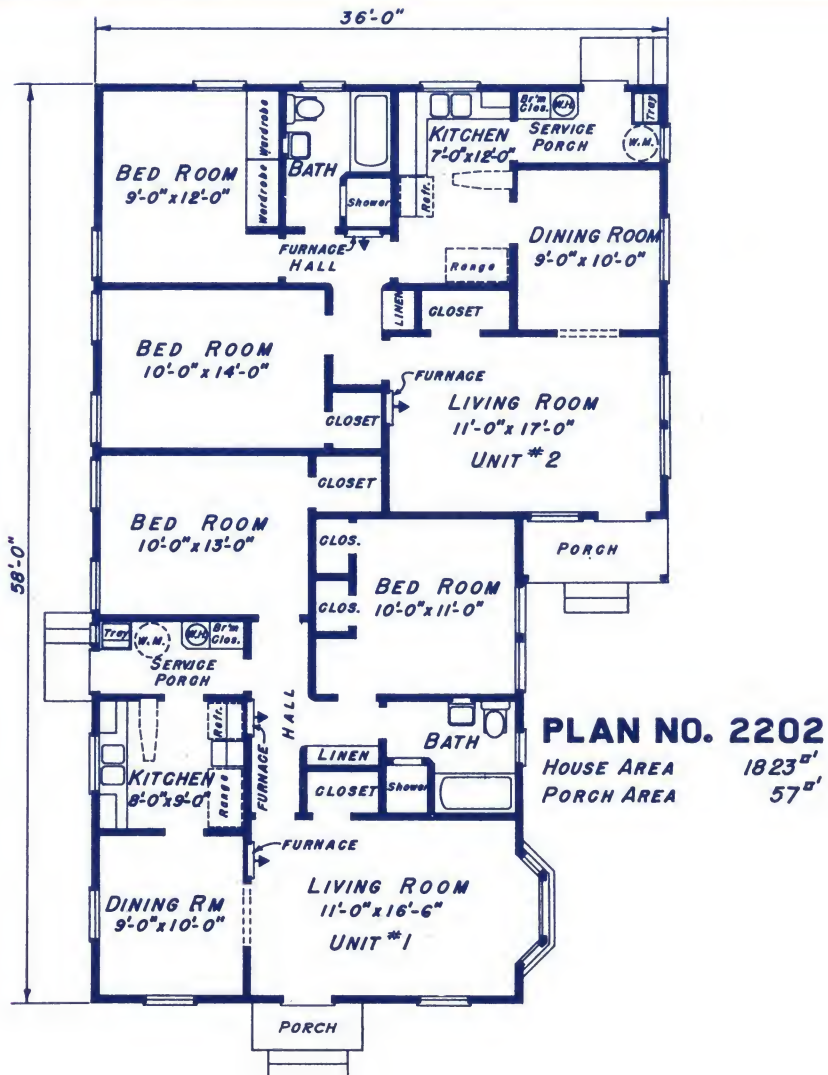
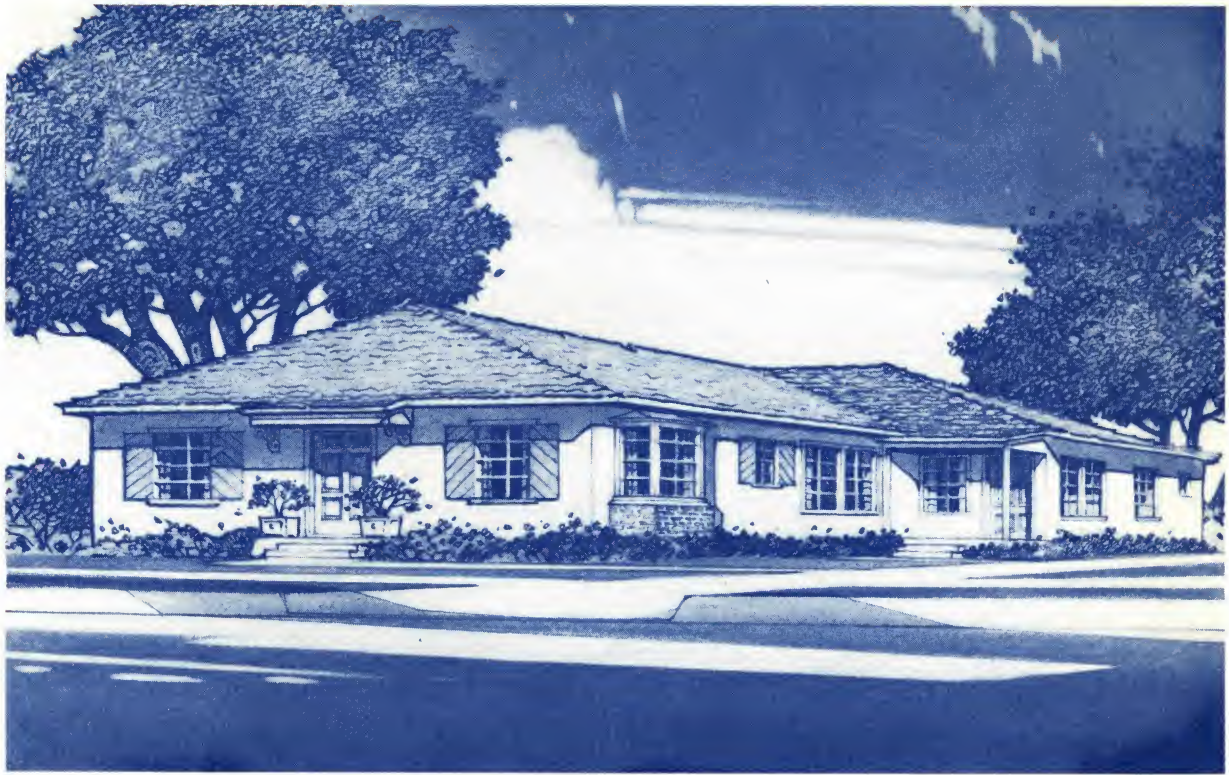


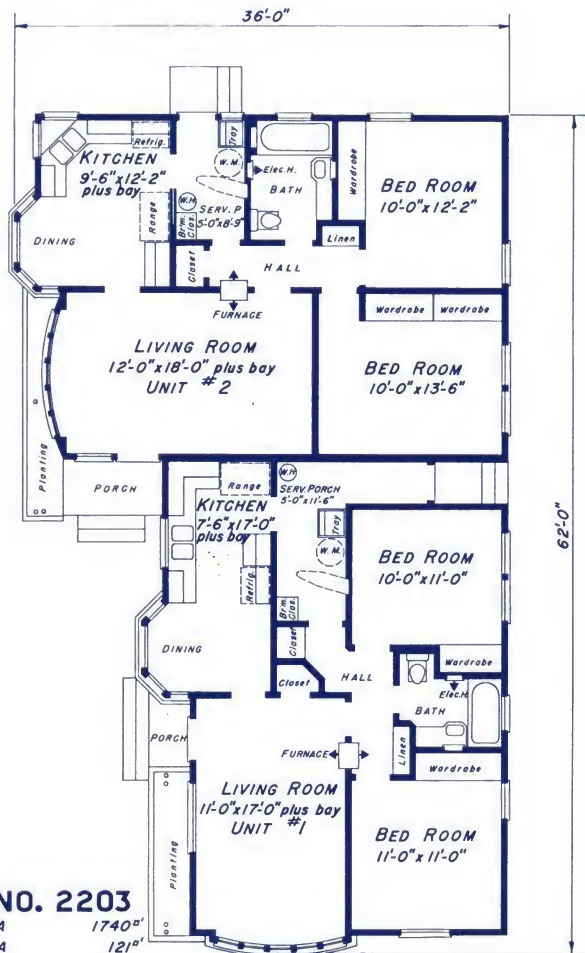


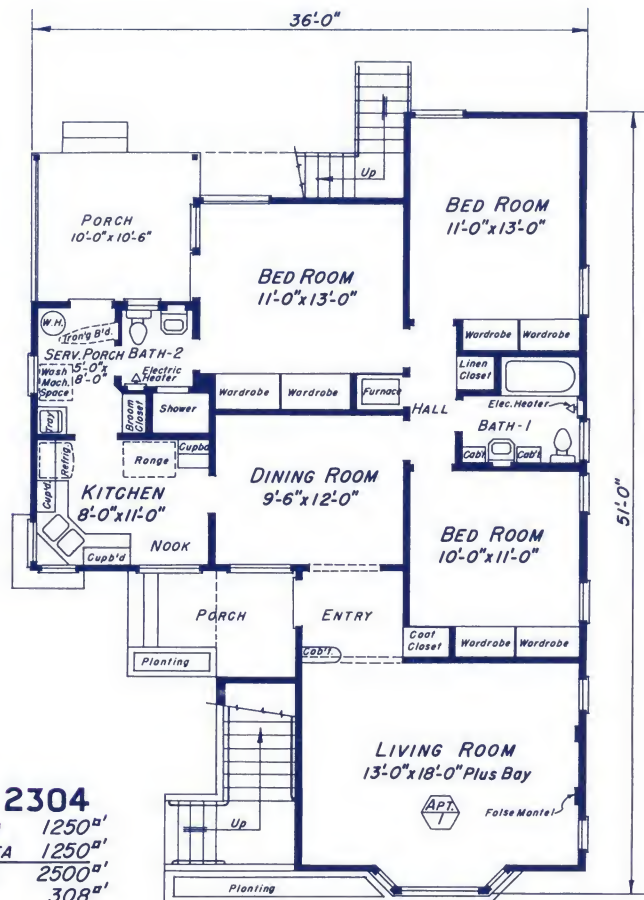
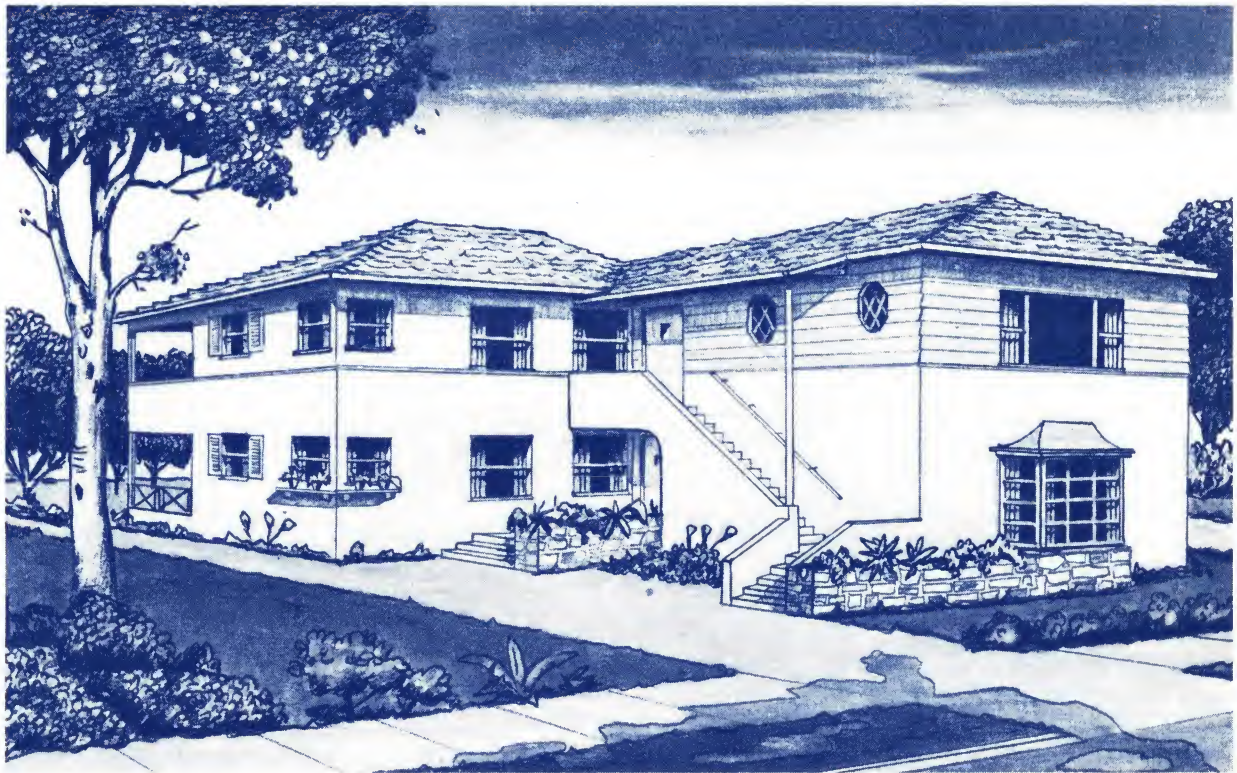


PLAN NO.
HOUSE AREA
PORCH AREAS

2201
1643^{sq}'
195^{sq}'



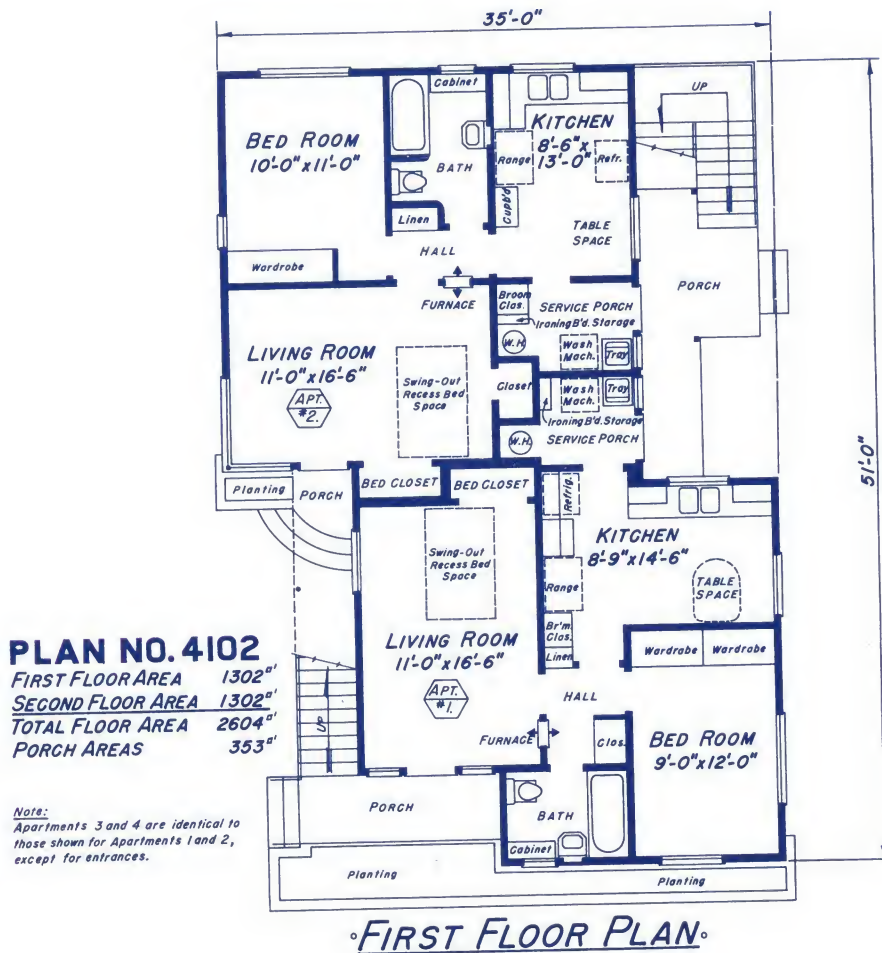


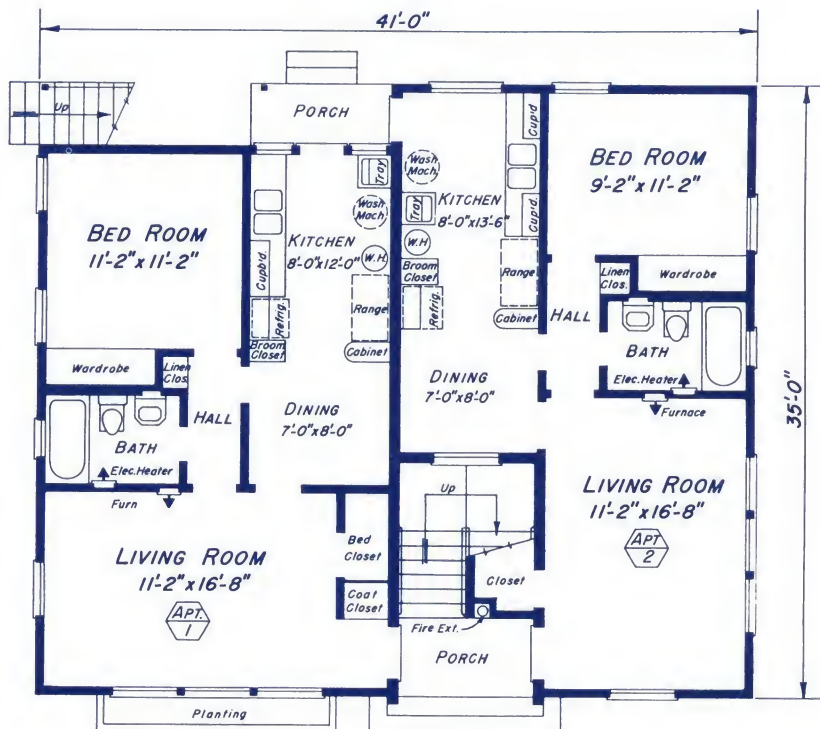
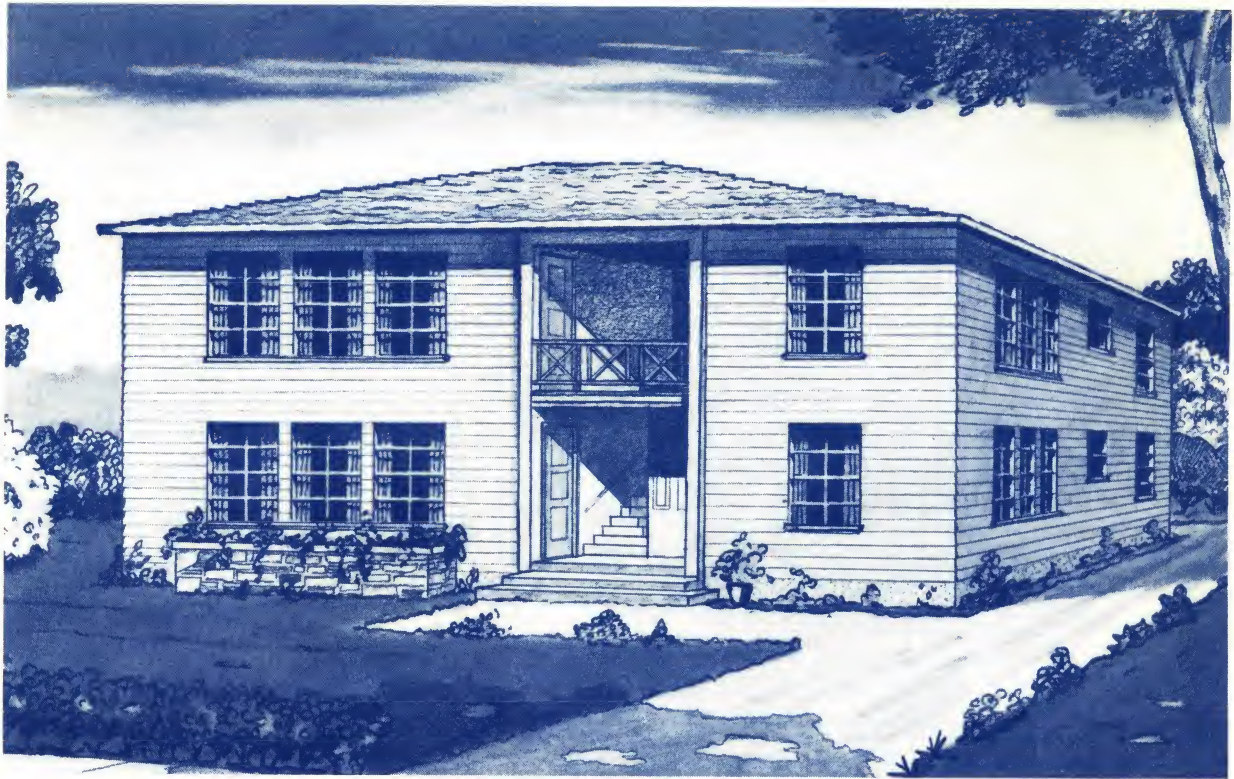


PLAN NO. 2304
FIRST FLOOR AREA 1250^{sq} ft
SECOND FLOOR AREA 1250^{sq} ft
TOTAL FLOOR AREA 2500^{sq} ft
PORCH AREAS 308^{sq} ft

Note:
 Details in Apartment 2 are identical
 to those shown for Apartment 1.

•FIRST FLOOR PLAN•

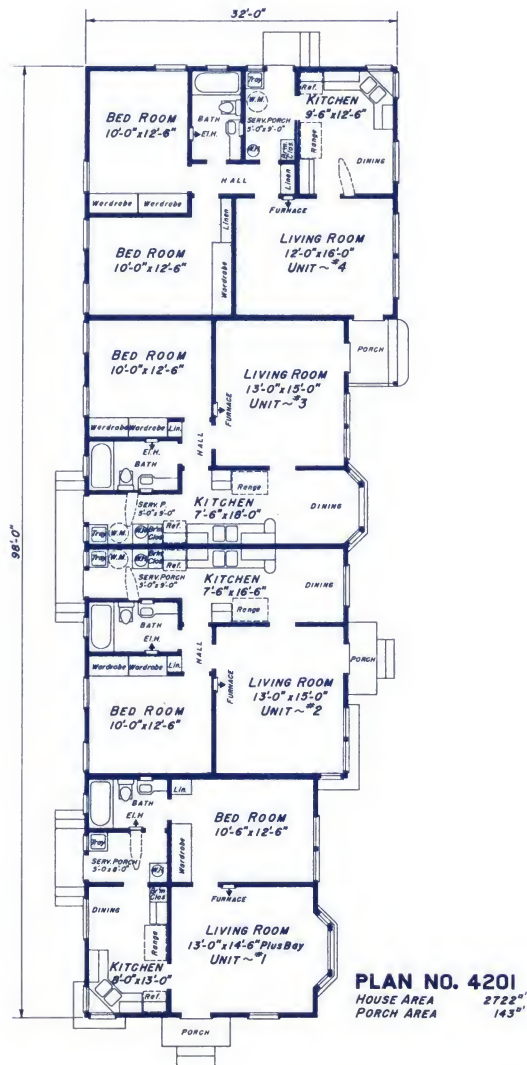


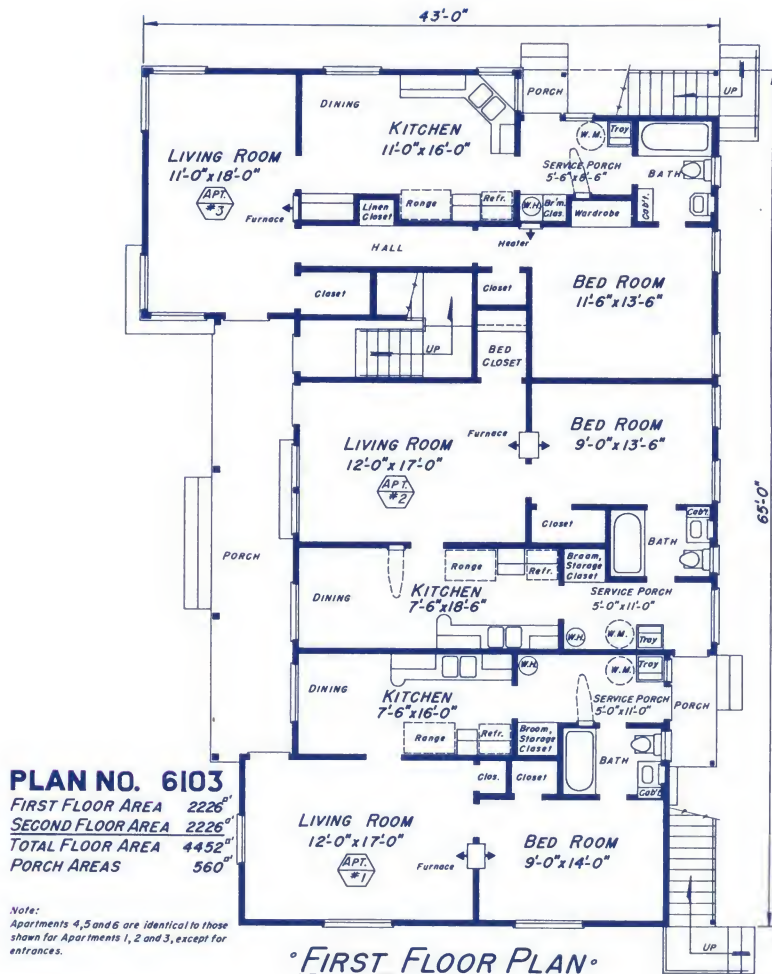


• FIRST FLOOR PLAN.

PLAN NO.	4105
FIRST FLOOR AREA	1364 ^{sq} ft
SECOND FLOOR AREA	1364 ^{sq} ft
TOTAL FLOOR AREA	2728 ^{sq} ft
PORCH AREAS	136 ^{sq} ft

Note:
Apartments 3 and 4 are identical to
those shown for Apartments 1 and 2.







How to Order DESIRABLE HOMES PLANS



Select the plan you wish to order and send your check for the amount shown on the Order Blank, plus sales tax (if any). Be sure to specify plan number and total number of sets wanted.



Be Sure to Specify Type of Construction
FRAME, CONCRETE BLOCK or BRICK

Special Note:

The price for plans shown on the Price List includes 3 sets of plans and 3 sets of specifications. If you wish additional sets, they must be ordered with the original order to obtain the reduced rate. We cannot fill orders for additional sets at the reduced rate after the original order has been filled.

Maximum number of sets that can be supplied with the original order is 10. Add \$3.00 for each additional set over 3 sets included at the list price, plus Sales Tax, if any.

If these Order Blanks have been used or misplaced, please let us know and we will be glad to send you another Order Blank.

All plans include plans for a two car garage 18' x 20', unless attached to home.

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Our organization is well equipped to prepare Architectural and Engineering plans and specifications for all types of buildings, residences, apartments, hotels, stores, industrial buildings and other structures. We welcome inquiries and will reply promptly.

Price List

The prices noted below include 3 sets of plans and 3 sets of outline specifications. Additional sets if ordered at the same time, \$3.00 per set.



If you reside in California, add 3% sales tax, if in Los Angeles City, add an additional 1% for city sales tax. Remit by postal money order or check.

Plan No.	Price	Plan No.	Price	Plan No.	Price	Plan No.	Price	Plan No.	Price	Plan No.	Price		
101	\$30	206	\$35	217	\$40	301-K	\$35	303-W	\$50	313	\$55	324	\$85
101-M	30	207	35	218	40	301-M	35	304	50	313-M	60	401	60
101-T	30	207-M	35	219	40	302	45	304-M	50	314	60	407	90
102	30	208	35	220	40	302-E	50	304-X	50	314-X	60	2101	50
103	30	209	35	221	45	302-F	50	304-Y	50	314-Y	60	2102	60
201	30	210	35	222	45	302-G	50	305	50	315	60	2103	60
202	30	210-M	35	222-E	45	302-KI	50	306	50	316	60	2104	60
202-E	30	211	35	222-T	45	302-L	50	306-E	50	317	60	2201	75
203	30	211-X	35	223	45	302-P	50	307	55	318	60	2202	75
203-M	35	211-Z	35	224	45	302-T2	50	308	55	318-N	60	2203	75
204	35	212	35	225	45	302-U	50	308-M	55	318-X	60	2304	125
204-X	35	213	35	226	45	302-Z	50	309	55	319	60	4102	135
204-Y	35	214	40	226-M	45	303	50	310	55	320	75	4105	135
204-Z	35	215	40	227	50	303-E	50	310-M	55	321	75	4201	125
205	35	216	40	228	60	303-J	50	311	55	322	75	6103	150
		216-M	40	301-H	35	303-P	50	312	55	323	75		

When ordering be sure and specify the number of the plan and the number of sets of plans and specifications you wish, as well as the type of construction.



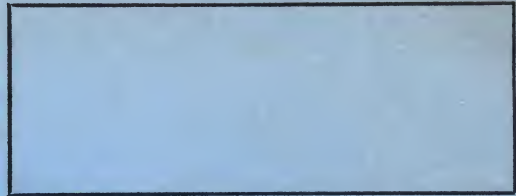
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NOTE: Check Type of Construction Wanted— Frame Concrete Block Brick

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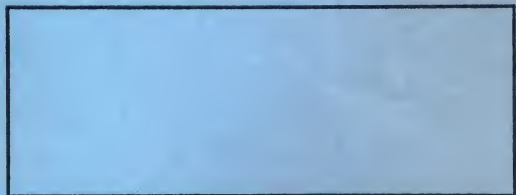
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